Robert Ellis

look no further...

Thoresby Crescent,
Draycott, Derbyshire
DE72 3PH

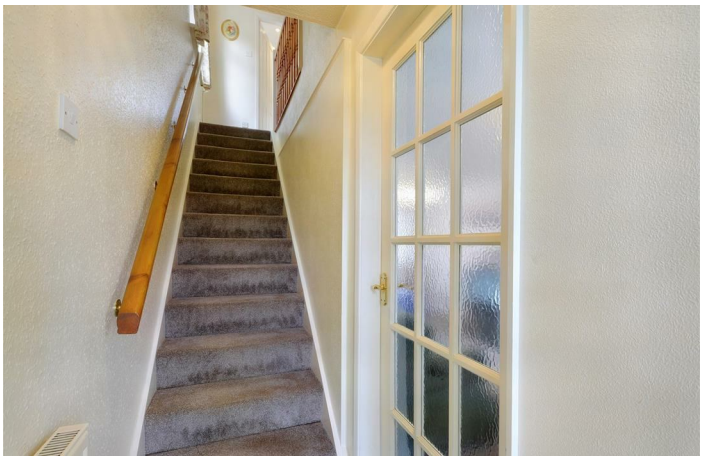
£269,950 Freehold

A THREE BEDROOM SEMI DETACHED HOUSE BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that is situated on this quiet road in the heart of Draycott. The property benefits from ample outside space, offering lot of off road parking if required and room to extend to the rear, subject to the necessary permissions. to fully appreciate all this property has to offer, an early internal viewing comes highly recommended. Draycott is an award winning village and has a number of local amenities and facilities including schools for younger children and shops, whilst the nearby villages of Breaston and Borrowash have further shopping facilities and other amenities.

the property is constructed of brick to the external elevation under a pitched tiled roof and benefits from gas central heating, where there is a back boiler but there are double panelled radiators, and double glazing. In brief the accommodation comprises of an entrance porch, hall, lounge/dining room and kitchen. To the first floor there are three bedrooms and family bathroom. Outside there is off road parking for at least 2 cars and a lawn with a driveway down the side leading to the good size rear garden and a large detached garage.

Draycott village has a number of local shops with Co-op stores being found in the nearby villages of Borrowash and Breaston with Tesco and Asda superstores and other retail outlets at Long Eaton, an Asda at Spondon and a Sainsbury's and Costco at Pride Park. There are schools for older children in Sandiacre and Long Eaton, healthcare and sports facilities which include several local golf courses, walks around the surrounding countryside including Church Wilne and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Porch
UPVC double glazed front entrance door and door to:

Entrance Hall
Stairs to the first floor, radiator and door to:

Lounge/Dining Room
22'9 x 12'6 approx (6.93m x 3.81m approx)
Two radiators, gas fire with back boiler, coving to ceiling, TV point, door to understairs storage cupboard, UPVC double glazed window to the front and UPVC sliding doors to the rear. Door to:

Kitchen
8'5 x 8'2 approx (2.57m x 2.49m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with swan neck mixer tap, tiled walls and splashbacks, plumbing for automatic washing machine, integrated oven, electric hob and extractor hood over, under cupboard lighting, radiator, door to pantry and UPVC double glazed window and rear exit door.

First Floor Landing
Access to the loft, UPVC double glazed window to the side and doors to:

Bedroom 1
11'2 x 9'4 approx (3.40m x 2.84m approx)
UPVC double glazed window to the rear, radiator, built-in wardrobes and cupboard housing the water tank.

Bedroom 2
9'9 x 9'11 approx (2.97m x 3.02m approx)
UPVC double glazed window to the front, radiator.

Bedroom 3
6'2 x 6'7 approx (1.88m x 2.01m approx)
UPVC double glazed window to the front, radiator, overstairs storage cupboard.

Bathroom
A white three piece suite comprising of a panelled bath with electric shower over, vanity unit with sink and low flush w.c. and storage, fully tiled walls and splashbacks, UPVC double glazed window to the rear, spotlights and radiator.

Outside
To the front of the property there is off road parking for at least 2 cars and a large lawned, privately enclosed with walled boundaries. there are double gates at the side leading to the rear garden where there is a patio area, lawn and additional patio at the bottom of the garden. The rear garden is privately enclosed with fenced boundaries.

Garage
19'8 x 9'6 approx (5.99m x 2.90m approx)
Up and over door to the front and a door to the side.

Dierctions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the village of Breaston and into Draycott. Continue to the centre of Draycott and turn left into Cleveland Avenue, right into Lime Grove and right again into Thoresby Crescent where the property can be found on the right as identified by our 'for sale' board.
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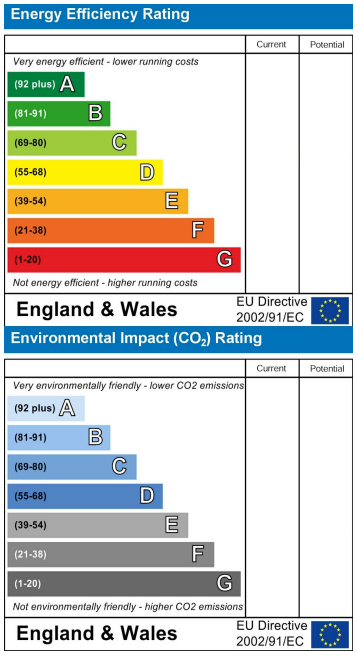
Council Tax
Erewash Borough Council Band B



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818