



Sydney Road,  
Draycott, Derbyshire  
DE72 3PX

**£165,000 Freehold**



THIS IS A TWO DOUBLE BEDROOM MID PROPERTY WHICH HAS RECENTLY BEEN UPDATED WITH A NEW KITCHEN AND BATHROOM, AS PEOPLE WILL SEE WHEN THEY VIEW THE PROPERTY.

Being situated on Sydney Street which is a quiet cul-de-sac close to the heart of Draycott village, this lovely home will suit a whole range of buyers, from people purchasing their first property through to those who may be downsizing and looking for an easily maintained property which is close to the local amenities and facilities provided by the village. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties take a full inspection so they are able to see all that is included in the property for themselves.

The property is constructed of brick under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. The accommodation includes a lounge, inner hall with stairs taking you to the first floor, a dining/sitting room with double glazed, double opening French doors leading out to the private rear garden and the re-fitted kitchen which has contrasting light grey and cream units and includes integrated cooking appliances. To the first floor the landing leads to the two double bedrooms with the bathroom being accessed from the main bedroom and this is newly fitted with a white suite having a shower over the bath. Outside there is a private garden to the rear which has been landscaped to help keep maintenance to a minimum and is kept private by having fencing to the three boundaries.

Draycott has a number of local amenities including a variety of local shops, there are schools for younger children with there being Co-op stores in the nearby villages of Borrowash and Breaston with further shopping facilities and schools for older children being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are walks in the surrounding picturesque countryside, healthcare and sports facilities which includes several local golf courses and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Front Door

UPVC panelled front door with an opaque double glazed panel above leading to:

## Lounge

11'6 x 11'1 approx (3.51m x 3.38m approx)

Double glazed window to the front, radiator, gas and electricity meters housed in a fitted cupboard to the side of the chimney breast, recesses having wall lights to either side of the chimney breast, cornice to the wall and ceiling and door to:

## Inner Hall

Stairs to the first floor and pine door leading to:

## Dining/Sitting Room

12'5 x 11'6 approx (3.78m x 3.51m approx)

Double glazed, double opening French doors leading out to the private rear garden, Adam style fireplace with tiled inset and hearth, cornice to the wall and ceiling, radiator, vinyl flooring and pine doors leading to the inner hall and to the understairs storage cupboard and there is an archway into the kitchen.

## Understairs Cupboard

Having shelving and providing excellent storage space.

## Kitchen

8'10 x 5'10 approx (2.69m x 1.78m approx)

The kitchen has been re-fitted and has Shaker style units with light grey fronts to the base units and cream doors to the wall cupboards and includes a stainless steel sink with a pre-was mixer tap and a four ring induction hob set in a work surface which extends to two walls and has space for an automatic washing machine, cupboards, oven and drawer below, range of eye level wall cupboards with an extractor unit over the cooking area, tiling to the walls by the work surface areas, double glazed window to the side, vinyl floor covering, radiator and a wall mounted boiler.

## First Floor Landing

Having pine panelled doors leading to the two double bedrooms.

## Bedroom 1

11'6 x 11'5 plus recess approx (3.51m x 3.48m plus recess approx)

Double glazed window to the front and a radiator.

## Bedroom 2

12'6 plus recess x 11'6 approx (3.81m plus recess x 3.51m approx)

Double glazed window to the rear, radiator, panelling to the lower part of the wall by the bed position with two wall mounted bedside lights and a door leading to:

## Bathroom

The bathroom has been re-fitted and has a white suite including a panelled bath with a Triton electric shower over and tiling to three walls, low flush w.c. and hand basin with a mixer tap and double cupboard under, chrome ladder towel radiator, opaque double glazed window, extractor fan and vinyl flooring.

## Outside

The rear garden has been landscaped to help keep maintenance to a minimum and is pebbled with a wooden shed behind the property, there is a gate providing access to a path running along the rear of the properties on Sydney Street and there is fencing to the three boundaries.

## Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through Breaston and into Draycott. Turn right into Town End Road and immediately left into Sydney Road and the property can be found on the right as identified by our for sale board.

9038MP

## Council Tax

Erewash Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 19mbps Superfast 80mbps Ultrafast 10000mbps

Phone Signal – EE, Vodafone, 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



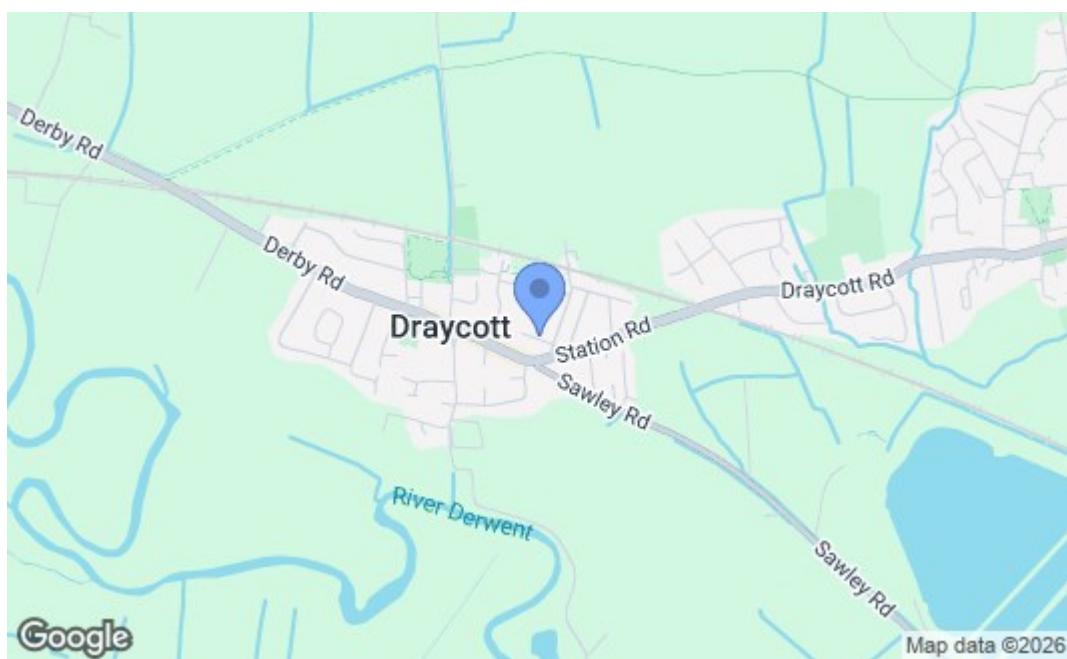
Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. The plan is for illustrative purposes only and should not be used as such. It is the responsibility of the purchaser to have the property measured by a surveyor and to have the title checked by a solicitor. Robert Ellis Estate Agents Ltd. 2022



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.