

# Robert Ellis

*look no further...*



Thoresby Crescent,  
Draycott, Derbyshire  
DE72 3PH

**£260,000 Freehold**

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LOCATED ON A QUIET CUL DE SAC, THIS TWO BEDROOM SEMI DETACHED BUNGALOW BENEFITS FROM OCCUPYING A CORNER PLOT WITH SPACIOUS ACCOMMODATION.

Robert Ellis are delighted to market this appealing bungalow that is offered for sale with no upward chain. There is an open porch that leads to the inner hallway. The living room is a good size and has a feature gas fire with attractive surround. There is a separate dining room and a conservatory that overlooks the rear garden. The kitchen is also a good size and is well appointed. There are two bedrooms, the master has built-in wardrobes and there is a modern fitted wet room. To the front there is a lawned area and a driveway providing off-road parking and access to the single detached garage through the electric wooden gates. The corner plot offers excellent privacy and a generous rear garden with multiple seating areas.

Located in the popular residential village of Draycott, close to a wide range of local schools, parks, farm shops and other amenities. The property is within a 10 minute drive from Long Eaton town centre where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links easily accessible such as nearby bus stops and major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.

This bungalow would appeal to those who are looking to downsize, that are happy with some updating but still enjoy gardening. Contact Robert Ellis to arrange your viewing.



### Entrance Porch

approx (approx)

Entrance porch to the side elevation comprising tiled flooring, UPVC double glazed entrance door to the hallway.

### Entrance Hallway

Wall mounted radiator, loft access hatch, storage cupboard with shelving housing the electrical consumer unit and pressure valve for the boiler, doors leading off to:

### Loft

Housing the boiler.

### Kitchen

9'10" x 8'10" approx (3 x 2.71 approx)

UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, a range of wall and base units with worksurfaces over incorporating a stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, four ring NEFF gas hob with NEFF extractor hood over, space and plumbing for a washing machine or for a dishwasher, integrated fridge freezer, serving hatch, vinyl flooring.

### Living Room

16'4" 10'3" approx (4.99 3.13 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, wall light points, fireplace featuring inset gas living flame fire with timber surround and marble hearth.

### Dining Room

9'10" x 8'10" approx (3.01 x 2.70 approx)

Glazed French doors leading through to the conservatory with glazed panels either side, wall mounted radiator, door leading through to bedroom two.

### Conservatory

11'0" x 9'8" approx (3.37 x 2.96 approx)

UPVC double glazed windows surrounding, power and lighting, tiled flooring, UPVC double glazed French doors leading out to the rear garden.

### Bedroom One

13'6" x 10'4" approx (4.13 x 3.16 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, built-in wardrobes.

### Bedroom Two

8'0" x 9'10" approx (2.46 x 3 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling.

### Wet Room

6'2" x 5'4" approx (1.89 x 1.64 approx)

UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, extractor fan, Mira mains fed shower with fixed shower screen and grab handle, fold down seat, wash hand basin, WC, chrome heated towel rail, aqua boards to walls.

### Outside

To the front of the property there is a lawned area with mature shrubs and trees planted to the borders, side gated access to the rear, block paved driveway providing ample off the road vehicle hardstanding, electric wooden gates providing access to further secure driveway giving access to the freestanding garage.

To the rear and side of the property there is an enclosed wrap around garden with a fish pond, being laid mainly to lawn with a range of mature shrubs and trees planted to the borders, paved patio areas providing ideal seating space, access to the garage, side gated access to the front of the property and a shed.

### Garage

15'6" x 8'9" approx (4.74 x 2.67 approx)

Electric up and over door to the front elevation, light and power, windows to the side elevation.

### Directions

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. 8792MH

### Council Tax

Erewash Borough Council Band B

### Additional Information

Council Tax Band: B

Local Authority: Erewash

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 10000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

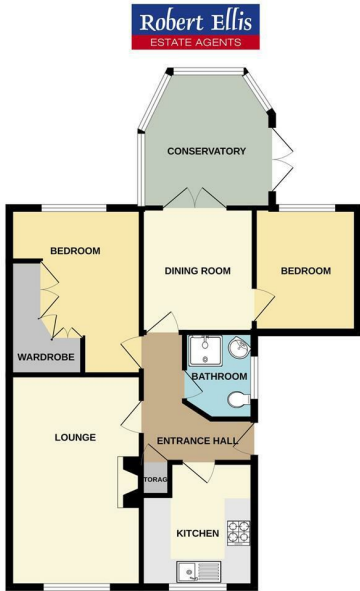
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating                                        |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs                     |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs                     |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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.