Robert Ellis

look no further...

Wallis Close,
Draycott, Derbyshire
DE72 3QS

£179,950 Freehold

A THREE BEDROOM MID PROPERTY SITUATED IN THE SOUGHT AFTER LOCATION OF DRAYCOTT VILLAGE.

Robert Ellis are delighted to bring to the market a three bedroom mid property offering ready to move into accommodation and being found in a private cul-de-sac which also benefits from a communal parking area. The property will suit a whole range of buyers, from those purchasing their first home through to people who might be downsizing from a larger property who are in search of a home which is situated in the centre of the village and is well placed for easy access to several local shops and beautiful walks you can find around the village. Draycott is also close to Borrowash, Breaston and Long Eaton where more shopping facilities can be found as can schools for older children.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, breakfast kitchen and lounge/dining room with sliding doors onto the rear garden. To the first floor there are three bedrooms and a family bathroom. Outside to the front of the property there is a garden and to the rear a privately enclosed garden with a gate leading to the communal parking area.

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 Hall
UPVC double glazed front entrance door, laminate floor, coving to ceiling, stairs to the first floor, radiator, telephone point and doors to:

Lounge/Dining Room
21'4 x 10'4 approx (6.50m x 3.15m approx)
UPVC double glazed window to the front, gas fire with Adam style surround, radiator, laminate floor, coving to ceiling, TV point and UVPC double glazed sliding doors to the rear garden.

Kitchen
13'9 x 7'10 approx (4.19m x 2.39m approx)
Wall, base and drawer units with roll edged work surface over, inset 1½ bowl sink and drainer with mixer tap over, tiled walls and splashbacks, tiled floor, appliance space, radiator, cupboard housing the gas central heating boiler, door to understairs storage cupboard, integrated oven, gas hob and extractor hood over, UPVC double glazed window and rear exit door.

First Floor Landing
Access to the loft which is partially boarded, coving to ceiling, door to storage cupboard and doors to:

Bedroom 1
11'6 x 10'5 approx (3.51m x 3.18m approx)
UPVC double glazed window to the rear, laminate floor, radiator, coving to ceiling.

Bedroom 2
10'4 x 9'11 approx (3.15m x 3.02m approx)
UPVC double glazed window to the front, radiator, laminate floor, coving to ceiling, TV point.

Bedroom 3
8'7 x 7'7 approx (2.62m x 2.31m approx)
UPVC double glazed window to the front, laminate floor, radiator.

Bathroom
A white three piece suite comprising of a P shaped bath with shower from the mains, wash hand basin, low flush w.c., chrome heated towel rail, fully tiled walls and splashbacks, spotlights and two UPVC double glazed windows to the rear.

Outside
To the front of the property there is a low maintenance garden with gravel and a path leading to the front door. To the rear there is a low maintenance garden having a decked area to the immediate rear leading to gravel which is all privately enclosed with a fenced boundary and there is a gate leading to the communal parking area.

Directions
Proceed out of Long Eaton along Derby and then at the traffic island continue straight over through the village of Breaston into Draycott and Wallis Close can be found as a turning on the right.
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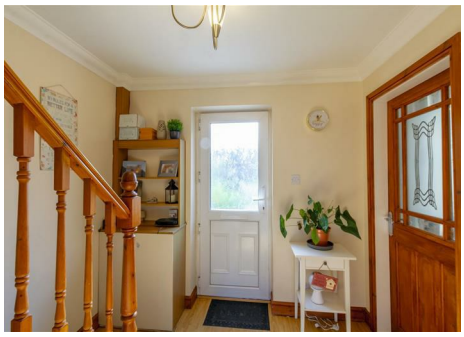
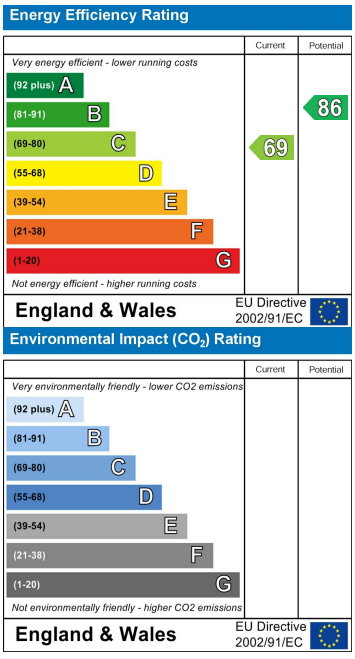
Mortgage Advice
Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.





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.

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