



Robin's Rest, Derwent Street,  
Draycott, Derbyshire  
DE72 3NF

**£570,000 Freehold**



THIS IS AN INDIVIDUAL DETACHED HOME WITH MAGNIFICENT VIEWS OVER FIELDS AND OPEN COUNTRYSIDE WHICH IS SITUATED AT THE HEAD OF A PRIVATE DRIVE.

Being situated at the head of a private drive that serves just two properties, this detached home has been extended to one side to increase the amount of ground and first floor accommodation and has been recently refurbished and updated by the current owners to create an exclusively fitted dining kitchen which has bi-folding doors leading out to the rear garden and a ground floor shower room being created which provides an ideal facility for what could be a fourth bedroom positioned on the ground floor. The property has had the windows replaced, the bi-folding doors leading out to the gardens and a full height glazed door leading out to the front of the property. As you enter the property there is Karndean flooring extending across most of the ground floor living accommodation and for all the accommodation that is included and the privacy of the rear garden and views across the open fields to be appreciated, we recommend interested parties to take a full inspection so they are able to see the whole property for themselves. As mentioned, this individual home has flexible ground floor accommodation with there being the opportunity to use one of the rooms on the ground floor as either an additional double bedroom or study/sitting room. Draycott is an award winning village which has a lovely community spirit and has helped to make Draycott such a desirable place to live.

The property has been extended to one side and is constructed of brick with composite panelling to the front and rear elevations under a pitched tiled roof and the light and airy accommodation derives the benefits of having gas central heating and underfloor heating to certain parts of the ground floor and double glazing throughout. In brief the accommodation includes an open plan reception hall which leads to the living/dining kitchen which has quartz work surfaces, Shaker style wall and base units with integrated appliances and there are the bi-folding doors leading out to the rear garden. The lounge is positioned off the living kitchen and is separated by folding glazed doors and this main reception room again has the magnificent views over the garden and countryside at the rear. There is the additional ground floor room that could either be the fourth bedroom, study or sitting room, the newly created ground floor shower room/w.c. and there is a utility room which has an external door leading to a porch at the front. The first floor landing leads to three double bedrooms and the bathroom which has a mains flow shower system over the bath and from all the bedrooms there are access points to the roof storage space, which is another feature of this individual home. Outside there is a detached brick garage with an inspection pit positioned at the front of the property and in front of the garage there is a driveway that provides parking for a number of vehicles and a gate leads into a private courtyard garden which provides a lovely seating area that captures the sun in the early part of the day. Behind the garage there is a greenhouse and shed which will remain at the property when it is sold and a path takes you down the left hand side of the property to the rear garden, which is again a special feature of this lovely home with it having a level lawned garden with established borders, a mature wellingtonia tree and the open aspect to the rear with views over the fields and countryside. There is also an established yew hedge to the left hand side with access points to a vegetable and fruit garden, which again has an open view over fields at the side.

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



The main entrance door is fully double glazed with an internal blind and leads into the hallway and the open plan living/dining kitchen.

#### Reception Hall

The spacious reception hall has stairs with open treads leading to the first floor and below the stairs there is a double fitted cupboard which houses the electric meter and consumer unit, airing/storage cupboard housing the pressurised hot water cylinder, fitted in 2021, opaque double glazed window to the side, recessed lighting to the ceiling, two radiators, Karndean flooring with underfloor heating and from the hallway there is a Georgian glazed door leading into what is now the utility room.

#### Dining/Living Kitchen

14'4" x 13'6" approx (4.37m x 4.11m approx)

The dining/living kitchen is a focal point of the property being re-fitted in 2020 with stone coloured Shaker style units with brushed stainless steel fittings and quartz work surfaces and includes a 1½ bowl sink with mixer tap and a four ring induction hob set in a quartz work surface extending to two sides with cupboards, wide drawers and a Bosch integrated dishwasher below, double oven with cupboards above and below, matching eye level wall cupboards and an integrated eye level microwave oven, all with lighting below, hood and tiled back plate to the cooking area, Karndean flooring, radiator, bi-folding doors leading out to the beautiful rear garden, recessed lighting to the ceiling and glazed folding doors leading into the lounge/sitting room.

#### Lounge/Sitting Room

20' x 11'3" approx (6.10m x 3.43m approx)

Double glazed full height sliding doors looking and leading out to the rear garden and overlooking open countryside beyond, opaque double glazed window to the side, Karndean style flooring with underfloor heating, radiator and recessed lighting with three different settings to the ceiling.

#### Sitting Room/Bedroom 4

11'2" x 9'9" approx (3.40m x 2.97m approx)

Double glazed window to the side, radiator and underfloor heating.

#### Shower Room

From the hall there is a large walk-in shower room with the shower having a mains flow shower system including a rainwater shower and hand held shower with tiling to three walls and a protective glazed screen, low flush w.c. and hand basin with a mixer tap, double cupboard below and a tiled splashback, opaque double glazed window, Karndean flooring with under floor heating, chrome heated ladder towel radiator and recessed lighting to the ceiling.

#### Utility Room

9'8" x 8'4" approx (2.95m x 2.54m approx)

The utility/laundry room was the original kitchen and has a double drainer stainless steel sink with a mixer tap with cupboards and drawers below, work surface with space for an automatic washing machine under, wall mounted cupboards and shelving, double glazed window overlooking the courtyard, tiling to the walls and panelling to the ceiling and tiled flooring and a door leads to the porch.

#### Pantry

Fitted shelving and an opaque double glazed window.

#### Porch

The porch has tiled flooring, an outside light and there is a brick store.

#### First Floor Landing

Skylight style window providing natural lighting to the landing and doors to:

#### Bedroom 1

15' reducing to 9' x 10'9" approx (4.57m reducing to 2.74m x 3.28m approx)

Double glazed window overlooking the rear garden and open countryside,

double wardrobe, radiator, access to roof storage space, two bedside wall lights, two built-in drawer units and a fitted drawer unit to the side of the bed position and a hatch to the loft.

#### Bedroom 2

9'10" x 9'10" approx (3.00m x 3.00m approx)

Double glazed window to the front, range of built-in wardrobes having mirror fronted sliding doors with the wardrobe housing the Worcester Bosch boiler and providing access to roof storage space and from this bedroom there is a further access point to roof storage space.

#### Bedroom 3

14'6" reducing to 9'2" x 13' approx (4.42m reducing to 2.79m x 3.96m approx)

This large double bedroom has a double glazed window to the side and a Velux style window to the sloping ceiling, double wardrobe with sliding doors and includes shelving, hanging space and drawers, two access points to the roof storage space which has sensor lighting and a radiator.

#### Bathroom

The bathroom was re-fitted in 2021 with a corner bath that has mixer taps and a mains flow shower over with a rainwater shower head, hand held shower, tiling to two walls and a protective glazed screen, low flush w.c. and a hand basin with a mixer tap, double cupboard beneath and mirror fronted cabinet above, tiling to two walls, LVT style flooring, heated ladder towel radiator, hatch to loft, X-pelair fan and a Velux style window to the ceiling.

#### Outside

The property is approached via a shared private drive which serves just two properties and there is car standing in front of the garage and to the side. There is a gate from the drive leading to the courtyard area which is mainly slabbed with a central stone bed. The courtyard garden provides a lovely seating area and to the left of the property there is a slabbed pathway taking you to the main gardens at the rear. Behind the garage there is a greenhouse and a wooden shed and running along the left hand boundary there is a yew hedge which has access points to a vegetable and fruit garden which overlooks open fields to the side.

At the rear of the property there is a patio with steps leading down to a pathway which runs along the edge of a lawned garden. To the sides of the lawn there are established and well planted beds, a mature wellingtonia tree and to the far side of the property there is a gate providing access to the parking area at the side. The garden is a particularly important feature of this lovely home and overlooks open fields and countryside with the fields extending around the side of the property. There is a yew hedge to the left hand side, fencing and natural screening to the right hand side and an open fence running along the rear boundary so there are uninterrupted views over the open fields and countryside. There is an outside water supply, power points and external lighting including security lights around the property.

#### Garage

15'10" x 10'9" approx (4.83m x 3.28m approx)

The brick built garage has a wooden door to the front and a door to the side, an inspection pit, fitted bench with cupboards below, windows to the rear and side and power and lighting is provided.

#### Directions

Proceed out of Long Eaton along Derby Road and continue through the village of Breaston and into the centre of Draycott. Take the left hand turning onto Market Street where Derwent Street is a turning on the right hand side. Drive to the end of the cul-de-sac and the drive to the property is on the left hand side. 7235AMMP

#### Council Tax

Erewash Borough Council Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.