



Draycott Road,  
Borrowash, Derbyshire  
DE72 3GG

**£225,000 Freehold**

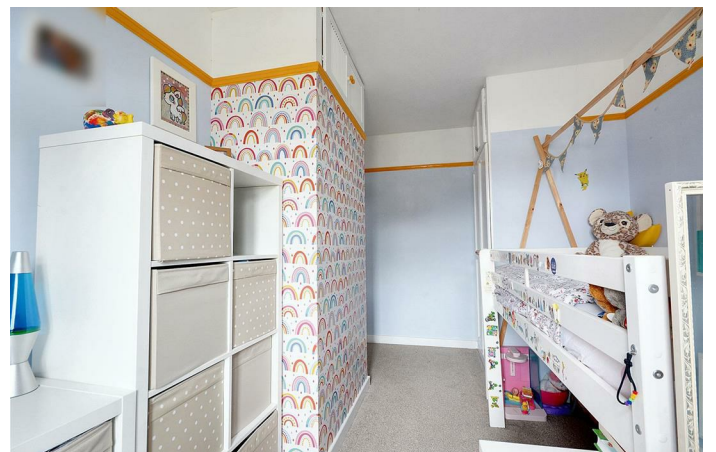


A THREE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING AND OVERLOOKING FIELDS TO THE REAR.

Robert Ellis are delighted to bring to the market this well presented semi detached home with a beautiful exterior view overlooking fields. The property is constructed of brick and boasts gas central heating and double glazing throughout and an internal viewing is highly recommended to appreciate the property on offer.

In brief the property comprises of an entrance hall, lounge and kitchen diner with convenient pantry and sliding doors overlooking and leading to the rear garden. To the first floor the landing leads to three bedrooms and a four piece family bathroom suite that has recently been fitted. Outside to the front there is off street parking and to the rear a private South facing garden with lawn, wooden storage shed and overlooking fields.

Located in the popular residential village of Borrowash, close to a wide range of local schools, shops and parks, there are fantastic transport links nearby including bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. East Midlands Airport and Long Eaton station are a short drive away.



### Entrance Hallway

Composite front door, vinyl flooring, radiator and ceiling light.

### Lounge

14'1" x 12'8" approx (4.29m x 3.86m approx)

UPVC double glazed window to the front, radiator, ceiling light and Kamdean flooring.

### Kitchen Diner

8'9" x 19'1" approx (2.67m x 5.82m approx)

UPVC double glazed window to the rear, sliding door to the rear garden, wall, base and drawer units with work surfaces over and inset sink and drainer, laminate flooring, space and plumbing for a washing machine, integrated dishwasher, integrated electric oven and gas hob with extractor fan over, ceiling light and pantry.

### First Floor Landing

UPVC double glazed window to the side, carpeted flooring, loft access hatch and ceiling light.

### Bedroom 1

11'9" x 8'8" approx (3.58m x 2.64m approx)

UPVC double glazed window to the rear, carpeted flooring, built-in storage cupboard, radiator and ceiling light.

### Bedroom 2

14'1" x 8'2" approx (4.29m x 2.49m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

### Bedroom 3

11' x 7'5" approx (3.35m x 2.26m approx)

UPVC double glazed window to the front, laminate flooring, radiator, ceiling light and fitted wardrobes.

### Bathroom

8'7" x 5'6" approx (2.62m x 1.68m approx)

Obscure UPVC double glazed window to the rear, Karndean flooring, heated towel rail, single enclosed shower unit, top mounted sink, low flush w.c., bath with mixer tap and ceiling light.

### Outside

There is off street parking to the front of the property

and to the rear there is a South facing lawn garden with wooden storage shed and overlooking fields.

### Directions

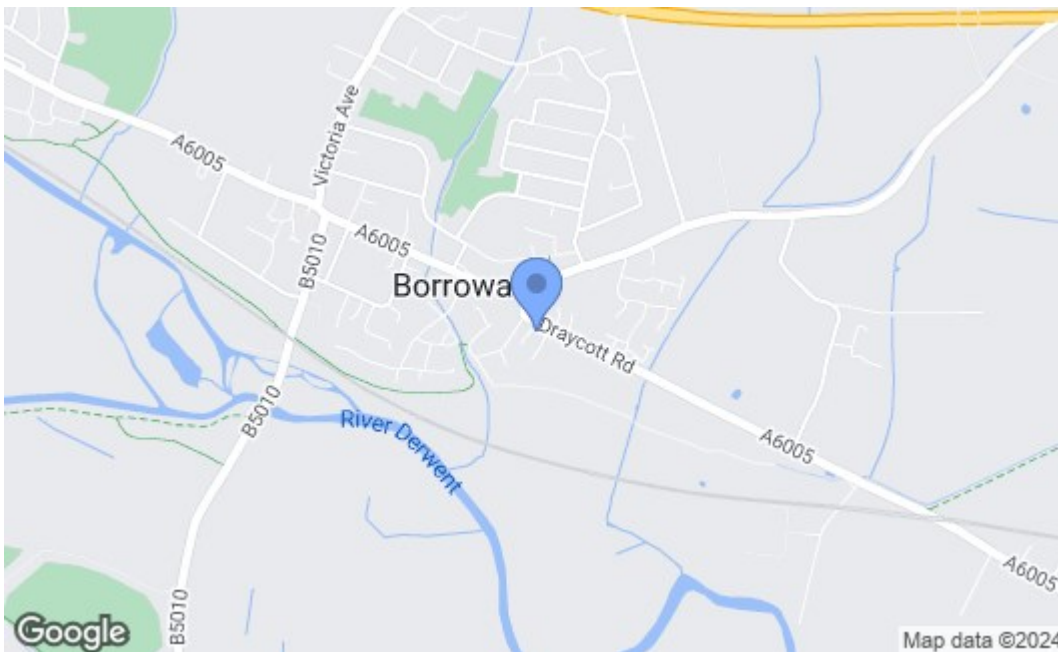
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott and into Borrowash along Draycott Road and the property can be found on the left. 7766AMRS

### Council Tax

Erewash Borough Council Band A



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         | 88        |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D | 65                      |           |
| (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.