



Sawley Road,  
Draycott, Derbyshire  
DE72 3QE

**O/O £300,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE OFFERING EXTENDED ACCOMMODATION AND WITH THE BENEFIT OF A LOVELY GARDEN TO THE REAR.

Robert Ellis are delighted to offer to the market this extended three bedroom semi-detached home on Sawley Road. The property offers a perfect blend of comfort and style in the highly sought after village of Draycott. Having been thoughtfully extended to the rear, creating a spacious and modern living environment, inside you'll find a spacious open plan kitchen diner which flows fantastically well into the sitting room that boasts a multi fuel log burner whilst also benefiting from a separate lounge to the front aspect. The property also includes a utility room which was the former kitchen area and a ground floor w.c.. With a glorious rear garden, ideal for outdoor relaxation and ample off-road parking with a block-paved driveway leading to a detached garage.

The property benefits from double glazing and a modern combi boiler. Internal accommodation briefly comprises of an entrance hallway, ground floor w.c., living room, sitting room, kitchen diner, utility room to the ground floor and three bedrooms and a modern bathroom to the first floor. This home truly must be viewed to be fully appreciated. The property is ideally located within close proximity to local shops and amenities but also offers that semi rural feel just being short distance away from country roads and field surroundings.

Draycott has a number of local shops and schools for younger children while there are further shopping facilities found in the two adjacent villages and Long Eaton where there are Asda, Tesco and Aldi stores as well as many retail outlets, there are schools for younger children in Draycott with schools for older children including Friesland School in Sandiacre and The Wilsthorpe Academy in Long Eaton being within easy reach, 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, 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.



### Entrance Hall

Double glazed door to the front, wooden flooring, stairs to the first floor, cupboard housing the boiler and doors to:

### Ground Floor w.c.

Low flush w.c., double glazed window to the side, wash hand basin.

### Lounge

10'5 x 11'3 max approx (3.18m x 3.43m max approx)  
Double glazed window to the front, radiator, exposed chimney breast.

### Utility

8'3 x 6'4 approx (2.51m x 1.93m approx)  
Double glazed window to the side, circular sink, plumbing for a washing machine and space for a tumble dryer.

### Kitchen Diner

17'3 x 9'2 approx (5.26m x 2.79m approx)  
Double glazed window to the rear, two Velux windows, double glazed patio doors to the rear, matching wall and base units with work surfaces over and inset stainless steel sink and drainer, integrated double oven, induction hob and extractor over, integrated fridge freezer, tiled flooring and part tiled walls.

### Sitting Room

12'8 x 11'2 max approx (3.86m x 3.40m max approx)  
Multi fuel log burner, radiator, exposed chimney breast and door to hallway.

### First Floor Landing

Double glazed window to the side, loft access and doors to:

### Bedroom 1

12'7 x 11'4 max approx (3.84m x 3.45m max approx)  
Double glazed window to the rear, radiator.

### Bedroom 2

10'6 x 11'4 max approx (3.20m x 3.45m max approx)  
Double glazed window to the front, radiator.

### Bedroom 3

8'2 x 6'4 approx (2.49m x 1.93m approx)  
Double glazed window to the rear, radiator and laminate flooring.

### Bathroom

Double glazed windows to the side and front, pedestal wash

hand basin, bath, low flush w.c., part tiled walls, tiled flooring and extractor fan.

### Outside

To the front of the property there is a block paved driveway providing ample off road parking and leading to the garage with a roller shutter door.

The rear garden is laid mainly to lawn, enclosed with panelled fencing, large patio, mature shrubs and plants to the borders, open aspect view to the rear.

### Garage

Roller shutter door to the front, power and lighting, side access door.

### Directions

Proceed out of Long Eaton along Derby Road and continue through the village of Breaston and into Draycott turning left onto Sawley Road where the property can be found on the left hand side.

8160AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Vlrigin

Broadband Speed - Standard 18mbps Superfast 72mbps

Ultrafast 1139mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

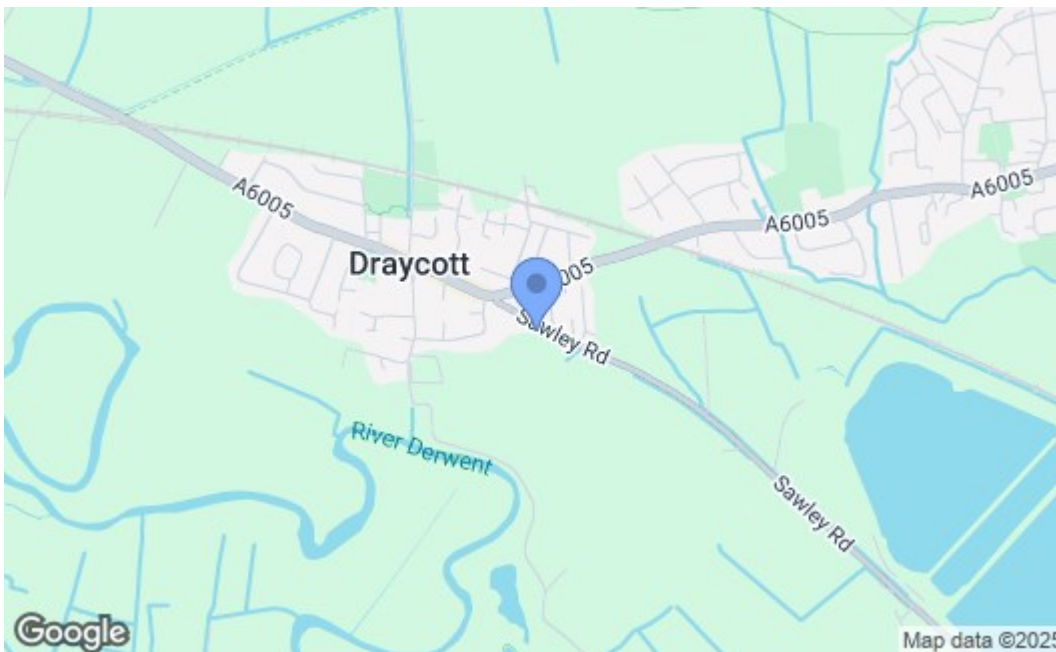
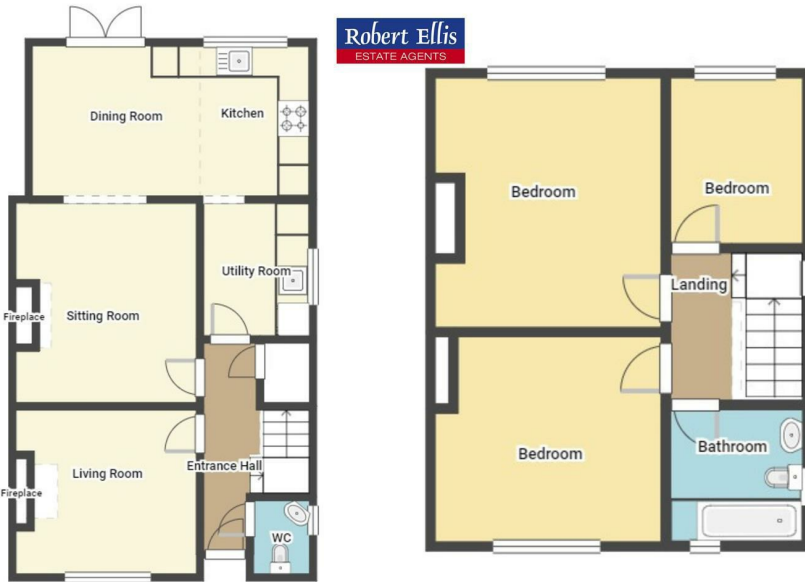
Flood Defenses – No

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			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(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	
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			
<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.