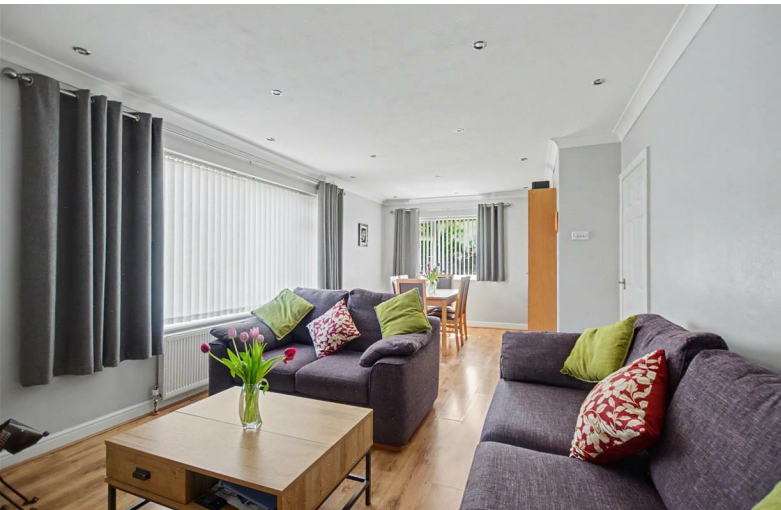




Attewell Close,
Draycott, Derbyshire
DE72 3QP

Price Guide £385-395,000

Freehold



THIS IS A FOUR BEDROOM DETACHED FAMILY HOME POSITIONED ON A CORNER PLOT WITH PRIVATE GARDENS TO THE SIDE AND WHICH IS LOCATED ON THE EDGE OF THIS AWARD WINNING VILLAGE.

Being located on Attewell Close, this detached property provides a lovely home which we are sure will appeal to people looking for a four bedroom property in this popular village location. For the layout of the accommodation and privacy of the gardens, which extend along the side and rear of the property, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to the amenities and facilities provided by the village and to those found in nearby Sawley and Long Eaton, all of which are only a short drive away.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. The accommodation includes a reception hallway with a ground floor w.c. off, the lounge extends across the rear of the house and includes a dining area and the kitchen is fitted with wood finished units and has a door leading out to the side of the property. To the first floor the landing leads to the four bedrooms and shower room, which has recently been updated and includes a large walk-in shower with a mains flow shower system and from the main bedroom there is access to the loft which is partly boarded and provides an extra storage facility and we believe with the necessary permissions being granted, could be changed into further accommodation. Outside there is an integral garage, block paved parking at the front and the gardens extend along the side and rear of the house and provide several areas for people to sit and enjoy outside living, with there being open aspects over the open fields across the road from the property.

Draycott has a number of local shops, a very successful coffee eatery and micro pub, there are schools for younger children, with further shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for older children in Long Eaton and Sandiacre, walks in the surrounding picturesque countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Front Door

UPVC front door with an inset opaque glazed panel and UPVC side panel leading to:

Reception Hall

Stairs with a balustrade and gate at the bottom leading to the first floor, laminate flooring, opaque double glazed window and doors to the lounge and dining kitchen and there is an internal door to the rear of the garage.

Cloaks/w.c.

Being half tiled with a low flush w.c. and having a concealed cistern, hand basin with a mixer tap and a double cupboard below, an extractor fan and tiled flooring.

Lounge/Dining Room

22'9" x 11'7" to 9'7" approx (6.93m x 3.53m to 2.92m approx)

Double glazed windows with fitted vertical blinds to the rear and side, stone flame effect electric fire set in a feature surround, laminate flooring, radiator, recessed lighting to the ceiling, cornice to the wall and ceiling and a TV aerial point.

Breakfast Kitchen

12'5" x 7'6" approx (3.78m x 2.29m approx)

The kitchen is fitted with wood finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with drawers and cupboards, with the corner cupboards having fitted carousels and an integrated fridge below, space for an upright gas cooker, further work surface with a cupboard below, two pull out upright racked storage systems with drawers and cupboards above with further pull out racks above, work surface/breakfast bar with double cupboard below, matching eye level wall cupboards and eye level microwave oven with lighting under and a hood with cupboard above over the cooking area, recessed lighting to the ceiling, radiator, double glazed windows with fitted blinds to the front and side, half double glazed door with a fitted blind leading out to the side of the property, cornice to the wall and ceiling and tiling to the walls by the work surface areas.

First Floor Landing

The balustrade continues from the stairs onto the landing and there is a double glazed window with a fitted blind to the front.

Bedroom 1

11'6" x 11' approx (3.51m x 3.35m approx)

Double glazed window to the rear, radiator, hatch with ladder leading to a large part boarded loft with a light which provides an excellent storage facility and has the potential, if preferred, to be converted into further accommodation (subject to the necessary permissions).

Bedroom 2

11'10" x 11'6" to 9'3" approx (3.61m x 3.51m to 2.82m approx)

Double glazed windows to the rear and side with views over open countryside from the side window and a radiator.

Bedroom 3

10'8" x 7'8" approx (3.25m x 2.34m approx)

Double glazed window with a fitted blind to the front and a radiator.

Bedroom 4

7'6" x 5'3" approx (2.29m x 1.60m approx)

Double glazed window with a fitted blind to the front and a radiator.

Shower Room

The bathroom has recently been re-fitted and changed into a shower room and

includes a walk-in shower with a mains flow shower system, having a rainwater shower head and hand held shower, aqua boarding to two walls and glazed protective screens, a low flush w.c. and hand basin with a mixer tap, splashback and two drawers below, a ladder towel radiator, recessed lighting to the ceiling, opaque double glazed window with blinds, laminate flooring and a circular mirror with ambient lighting to the wall above the sink.

Outside

At the front of the property there is a block paved driveway which provides off road parking, access to the garage and there is a block paved path leading to the front door and to the gate which provides access to the rear garden, there is a mature bed in front of a fence and low level wall which extends down the side of the property and there is a border with a pampas grass and a mature acer tree with there being a hedge to the left hand side.

The rear garden has a slabbed patio area at the side of the house with holly hedging and mature planting to the sides, a bin storage area, a gate leading out to the front, fencing to the boundaries and a slabbed path with a border to the side connect to a large patio area at the rear of the house which has a mature acer tree to one side, there is a lawn with mature borders and privacy is created by having fencing to all three boundaries. An outside tap and external lighting is provided.

Garage

17'2" x 7'7" approx (5.23m x 2.31m approx)

The integral garage has an up and over door to the front and a door leading into the reception hall, a wall mounted Main boiler, fitted surface with space below for an automatic washing machine and tumble dryer, the electric meter and fuse box are housed in the garage, there is cloaks hanging, shelving and power and lighting is provided.

Directions

Leave Long Eaton along Derby Road passing through Breaston and into Draycott turning immediately left towards Sawley after the Victorian Parrys Mill on the right. Attewell Close is then found as a turning on the left hand side with the property identified by our for sale board.
9291MP

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, Virgin

Broadband Speed - Standard 17mbps Superfast 52mbps Ultrafast 2000mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

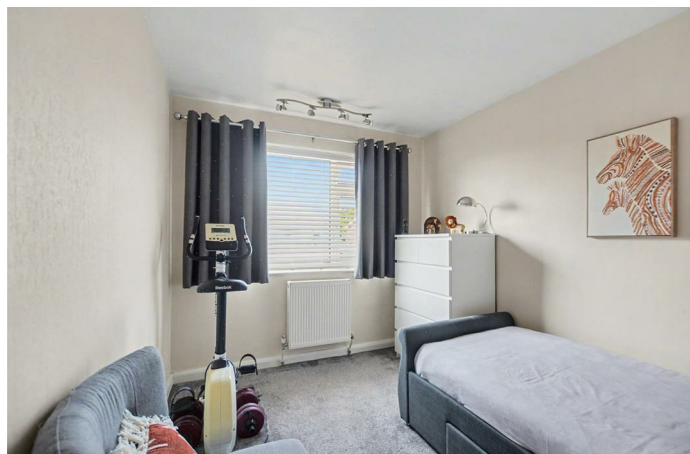
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

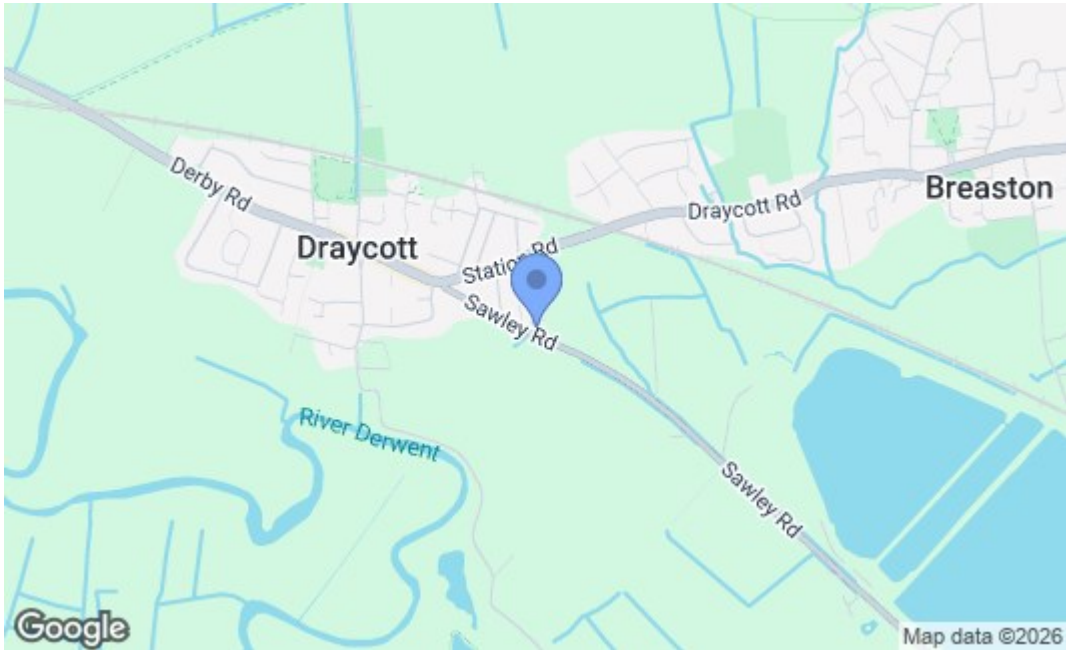
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



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	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.