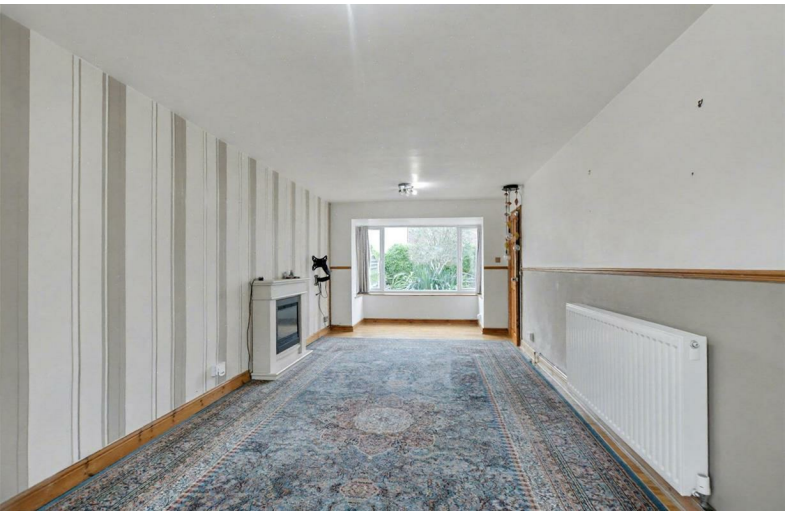


Wallis Close,
Draycott,
DE72 3QS

O/I/R £195,000 Freehold

A THREE BEDROOM EXTENDED END PROPERTY SITUATED IN THE SOUGHT AFTER LOCATION OF DRAYCOTT VILLAGE BEING SOLD WITH NO UPWARD CHAIN, IDEAL FOR FIRST TIME BUYER OR INVESTOR!

Robert Ellis are delighted to bring to the market a three bedroom end 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 dual aspect extended lounge/dining room with sliding doors onto the rear garden. There is also a conservatory from the kitchen overlooking the rear garden. To the first floor there are three bedrooms and a family shower room. Outside to the front of the property there is a large garden and to the rear a privately enclosed garden with a gate.

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
11'7 x 7'5 approx (3.53m x 2.26m approx)
The entrance hall has a UPVC double glazed door with inset obscure glass and window to the side, tiled flooring, ceiling light, radiator, stairs to the first floor, doors to the kitchen and lounge diner. There is also a built in cupboard housing the gas and electricity meters.

Lounge Diner
9'9 x 24'9 approx (2.97m x 7.54m approx)
The extended dual-aspect lounge diner has UPVC double glazed box bay windows to the front and french doors to the rear, wooden flooring, electric fireplaces and contemporary surround, dado rail, two ceiling lights, double wall-mounted radiator, TV point.

Breakfast Kitchen
13'6 x 7'7 approx (4.11m x 2.31m approx)
The kitchen has a UPVC double glazed door and window into the conservatory, terracotta tiled flooring, ceiling light, double wall mounted radiator, doors into the lounge diner and hallway.

The kitchen consists of cream shaker style wall,m drawer and base units with solid oak worktops which can be sanded down and oiled to two walls, cream brick style splash-back tiling, space for underc-ounter washing machine and tumble drier. Inset sink and drainer and gas oven.

Conservatory
8'4 x 7'5 approx (2.54m x 2.26m approx)
The conservatory has UPVC double glazed door into the rear garden and windows overlooking the garden. vinyl flooring, wall light,m double radiator and plug sockets.

First Floor Landing
7'3 x 5'8 approx (2.21m x 1.73m approx)
The landing has carpeted flooring, ceiling light, loft hatch, in-built storage cupboard, doors off to the three bedrooms and showeroom.

Bedroom One
11'2 x 10'1 approx (3.40m x 3.07m approx)
The main bedroom has a UPVC double glazed window to rear elevation, laminate flooring, ceiling light, radiator and TV point.

Bedroom Two
10 x 11'1 approx (3.05m x 3.38m approx)
The second bedroom has a UPVC double glazed window to front elevation, in-built safe in flooring, ceiling fan light, radiator

Bedroom Three
8'1 x 7'4 approx (2.46m x 2.24m approx)
The third bedroom has a UPVC double glazed window to front elevation, ceiling light, radiator and in built cupboard

Shower Room
7'5 x 5'5 approx (2.26m x 1.65m approx)
With two UPVC double glazed obscure windows to the rear elevation, tiled flooring to ceiling, ceiling spotlights, low flush WC unit with sink and storage below and hand held shower next to. Enclosed corner shower unit with a rain and hand held shower head, chrome towel radiator.

Outside
To the front there is a easy maintenance resin patio which is enclosed with three plant beds, two sheds, with further lawn and patio. This is enclosed with shrubs and fencing. There is also courtesy lighting

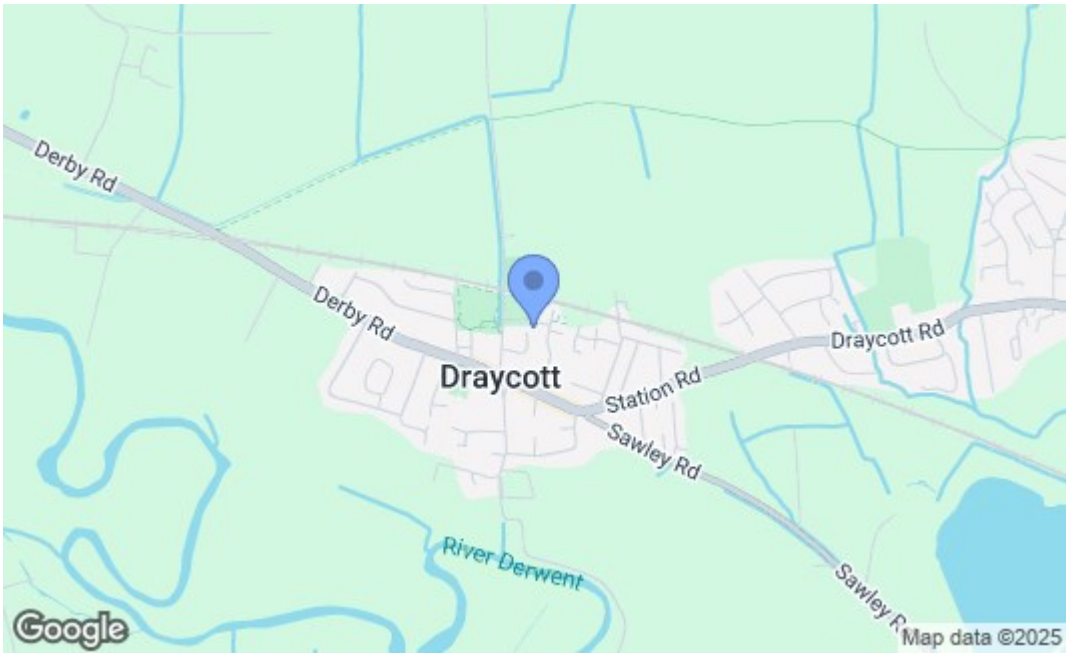
To the rear there is a patio

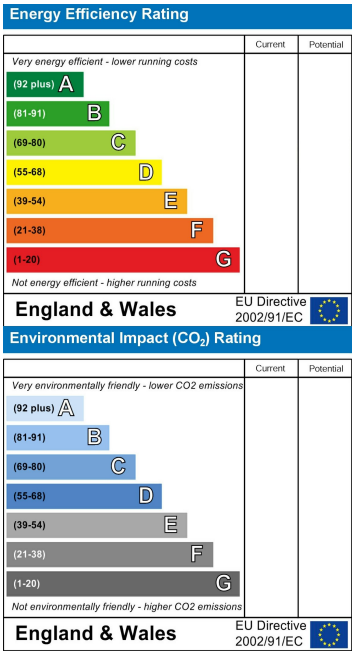
Directions
Proceed out of Long Eaton along Derby and then at the traffic island continue straight over through the village of Breaston into Draycott and Wallis Close can be found as a turning on the right.
8925JG

Agents Notes
There are AI photos on this property

Council Tax
Erewash Borough Council Band A

Additional Information - Agents Notes
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 67mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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





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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