Robert Ellis

look no further. . .

Hopwell Road,
Draycott, Derbyshire
DE72 3NH

O/O £350,000 Freehold

ROBERT ELLIS ARE PLEASED TO BE INSTRUCTED TO MARKET THIS FOUR DOUBLE BEDROOM PROPERTY WHICH IS SITUATED CLOSE TO THE HEART OF THIS MOST SOUGHT AFTER VILLAGE.

Being located on Hopwell Road, this spacious property has since originally being originally constructed been substantially extended so it now provides enlarged ground floor living accommodation and four double bedrooms. The property is positioned on the edge of the village and is therefore close to open countryside which provides walks across adjacent fields and along the recently excavated Derby canal which runs between Hopwell Road and Derby Road. For all that is included in this lovely home to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see the size of the accommodation to both the ground and first floor levels for themselves as well as the privacy and size of the rear garden which has recently had new patios laid and these provide several areas for people to sit and enjoy outside living during warmer months.

The property is rendered to the external elevations under a pitched tiled roof and the accommodation included derives the benefits of gas central heating with a new boiler having been installed over recent years and double glazing. In brief the accommodation includes a fully enclosed porch leading through an internal door to the reception hall with a ground floor w.c. and to the right of the hall there is a lounge which has a feature open fireplace and extending across the back of the house is the living/dining kitchen which has a kitchen area that is fitted with wall and base units and from the dining area there are double opening double glazed French doors leading out to the rear garden. To the first floor the landing leads to the four double bedrooms and the bathroom which has two shower facilities over the bath position. Outside there is an integral garage with a block paved driveway at the front of the property and a garden area with a path leading down the left hand side of the house through a gate to the rear garden. At the rear of the house there is the recently laid patio running across the width of the property and this leads down to a lawn with a further patio at the bottom of the garden. The garden is kept private by having fencing and walls to the boundaries and is a special feature of the house for people to enjoy during summer months.

Draycott village has won several awards over recent years for various community initiatives which includes Draycott in Bloom and other festivals throughout the year, all of which has helped to make this a very popular village for people to move to. The village has a number of local shops and schools for younger children which is literally across the road and there are schools for older children being found in nearby Long Eaton and Sandiacre. There are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside with St Chad's being only a few minutes away where there is a Nature Reserve and lake and the 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.

Porch
Fully enclosed porch having a half Georgian glazed front door, Georgian glazed windows to the front and side with a half Georgian glazed door to:

Reception Hall
Stairs with balustrade and cupboard under leading to the first floor, radiator with shelf over, dado rail to the walls and pine flooring.

Ground Floor w.c.
Having a white low flush w.c. and wall mounted hand basin with a tiled splashback, radiator and internal window.

Lounge/Sitting Room
14'6 x 11'6 approx (4.42m x 3.51m approx)
Georgian style double glazed window to the front, open fireplace with a wooden Adam style surround, radiator and two wall lights.

Living/Dining Kitchen
27'5 reducing to 7'6 x 13'4 reducing to 9'6 approx (8.36m reducing to 2.29m x 4.06m reducing to 2.90m)
The kitchen area in this large living space includes wood effect fronted units and wooden work surface and has a 1½ bowl sink with a mixer tap set in a wooden work surface with space and plumbing for an automatic washing machine, dishwasher, cupboards and drawer under, four ring gas hob set in an L shaped wooden work surface with cupboards, drawers and a pull out racked unit below, oven with cupboards above and below, tiling to the walls by the work surface areas, hood and back plate to the cooking area, matching eye level wall cupboards and display cabinet with lighting under, recess for an upright fridge/freezer, two double glazed Georgian style windows to the rear, tiled flooring extending across two thirds of this open plan living space and leading to the dining area and a half double glazed UPVC door leading out to the side of the property.

The dining area has double glazed double opening French doors leading out to the patio at the rear of the property, feature gas burning stove set in the chimney breast and a radiator.

First Floor Landing
The balustrade continues from the stairs onto the landing, hatch to loft which could be converted into additional accommodation if this was required by a new owner and doors to:

Bedroom 1
13' x 10'5 approx (3.96m x 3.18m approx)
Double glazed Georgian style window to the rear, wardrobes to either side of the chimney breast with cupboards over, feature cast iron fireplace, radiator and dado rail to the walls.

Bedroom 2
10'9 x 10'5 approx (3.28m x 3.18m approx)
Double glazed Georgian window to the front and a radiator.

Bedroom 3
15' x 8'4 approx (4.57m x 2.54m approx)
Two double glazed Georgian style windows to the rear and a radiator.

Bedroom 4
14'9 max x 7'7 approx (4.50m max x 2.31m approx)
Double glazed Georgian style window to the front overlooking the playing fields and a radiator.

Bathroom
The bathroom is fitted with a white suite including a panelled bath with mixer tap/shower and an electric wall mounted shower over, low flush w.c. and hand basin with mixer tap, double cupboard below, tiled splashback and mirror panel to the walls above, tiling to the wall by the bath and w.c. areas, opaque double glazed window and a chrome ladder towel radiator.

Garage
15'5 x 7'9 approx (4.70m x 2.36m approx)
The integral garage has an up and over door at the front, power and lighting and a cold water supply.

Outisde
At the front of the property there is a block paved driveway in front of the garage providing off the road parking with a lawn having beds to the front and right hand side and there is a wall and hedge to the front boundary and fencing to the right hand side. To the left of the property there is a path which takes you through a gate to the rear garden and at the rear of the property there is a large patio running across the width of the house with a central feature Acer tree in a bed, there is a step down to the lawn and at the bottom of the garden there is a further paved seating area to the left hand corner and an area to the right which has picket fencing and is currently used for housing a chicken coup but could be turned back into a garden or kept as a storage area or place to put a shed or similar outbuilding. The garden is kept private by having fencing to the side boundaries and a wall and coniferous hedging to the rear boundary. There is an outside water supply, power points and lighting provided.

Directions
Proceed out of Long Eaton along Derby Road continuing through Breaston and over the railway bridge into Draycott. Pass Market Place on the left hand side and Hopwell Road will be found as a turning immediately on the right hand side with the property found as identified by our for sale board.
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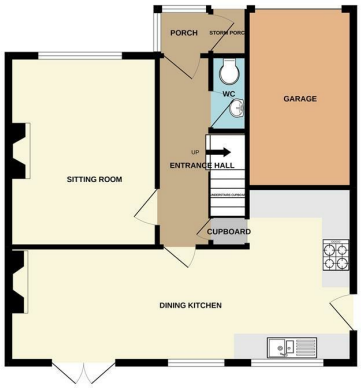
GROUND FLOOR



1ST FLOOR

26 HOPWELL ROAD, DRAYCOTT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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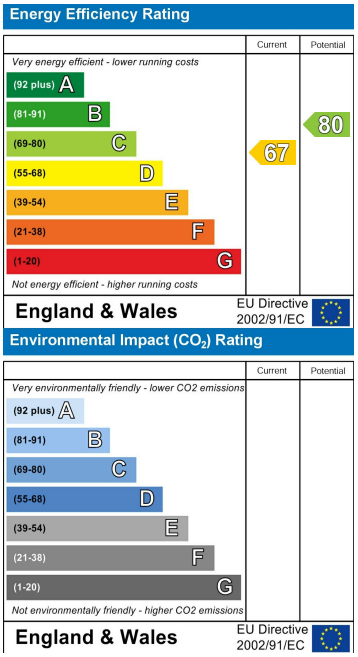

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