



Sydney Road,  
Draycott, Derbyshire  
DE72 3PX

**Price Guide £160-164,950**

**Freehold**

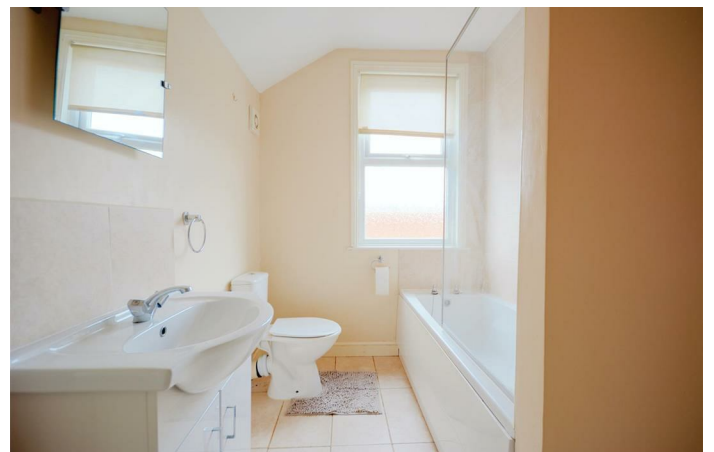


THIS IS A TWO DOUBLE BEDROOM END PROPERTY SITUATED ON A QUIET CUL-DE-SAC CLOSE TO THE HEART OF DRAYCOTT VILLAGE.

Being located on Sydney Road, this two bedroom property offers a lovely home which will suit a whole range of buyers, from people buying their first property or somebody looking for a home that would be easy to rent. The property is ready for immediate occupation and is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation included to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included for themselves. The property is well placed for the amenities and facilities provided by Draycott, as well as those found in nearby Long Eaton and other villages such as Breaston and Borrowwash, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits from having gas central heating and double glazing. In brief the property includes a lounge, a separate dining/sitting room, a utility room and a well fitted kitchen which has white gloss wall and base units. To the first floor the landing leads to the two double bedrooms, with both bedrooms having access to the bathroom which people will see when they view the property. The bathroom has a white suite and includes a mains flow shower over the bath and outside there is a slabbed area to the rear and there is a wooden shed at the rear of the house.

Draycott village has a number of local shops and schools for younger children with there being further shops found in the nearby villages of Breaston and Borrowwash and there are main supermarkets in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for older children in Long Eaton and at Sandiacre, 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, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC panelled front door with a double glazed panel above leading to:

#### Lounge/Sitting Room

11' x 11' approx (3.35m x 3.35m approx)

Double glazed window with fitted blind to the front, Adam style fireplace with a tiled inset and hearth, cornice to the wall and ceiling, radiator, electricity meter housed in a cupboard with the consumer unit being above.

#### Dining/Sitting Room

12' x 11' approx (3.66m x 3.35m approx)

Double glazed window to the rear, radiator, laminate flooring, Adam style fireplace with a tiled inset and hearth and an understairs storage cupboard which houses the gas meter.

#### Utility Room

9' x 6' approx (2.74m x 1.83m approx)

Having a work surface with space below for an automatic washing machine and tumble dryer, double glazed window to the side, wall mounted Worcester Bosch boiler, tiled walls by the work surface areas, tiled flooring and a radiator.

#### Kitchen

12' x 5'10 approx (3.66m x 1.78m approx)

The kitchen is fitted with white gloss units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has cupboards, drawers and space for a fridge and oven below, matching eye level wall cupboards, two double glazed windows to the side, half opaque double glazed door leading out to the side of the property, tiling to the walls by the work surface areas, radiator and tiled flooring.

#### First Floor Landing

There are pine doors from the landing leading to the two bedrooms.

#### Bedroom 1

11' x 14'10 to 11' approx (3.35m x 4.52m to 3.35m approx)

Double glazed window to the front, radiator, cornice to

the wall and ceiling and a door leads to the corridor which provides access to the bathroom.

#### Corridor

Between bedroom 1 and the bathroom there is a corridor which provides direct access to the bathroom with there being a radiator in the corridor.

#### Bedroom 2

12' x 8' approx (3.66m x 2.44m approx)

Double glazed window to the rear, two eye level internal windows which provide natural light into the corridor between bedroom 1 and the bathroom, radiator and cornice to the wall and ceiling.

#### Bathroom

9' x 6' approx (2.74m x 1.83m approx)

The bathroom has a white suite including a panelled bath with a mains flow shower system over, tiling to two walls and a protective screen, low flush w.c. and hand basin with a mixer tap, double cupboard under and a tiled splashback with a mirror to the wall above, opaque double glazed window, radiator and tiled flooring.

#### Outside

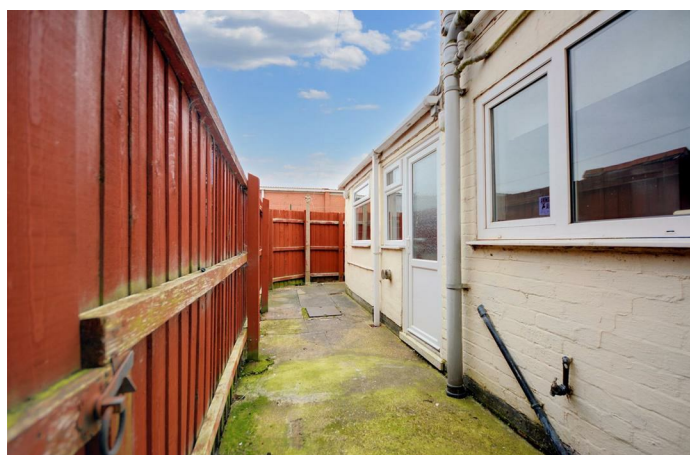
The garden is at the rear of the property and this is paved with fencing to the boundaries and there is a wooden shed positioned at the rear of the house. There is an outside water supply provided and a gate leads to the path which runs down the side of the property.

#### Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through Breaston and into Draycott. Turn right into Town End Road and immediately left into Sydney Road and the property can be found on the right as identified by our for sale board.  
7599AMMP

#### Council Tax

Erewash Borough Council Band A



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.