



Sydney Road,  
Draycott, Derbyshire  
DE72 3PX

**£169,950 Freehold**

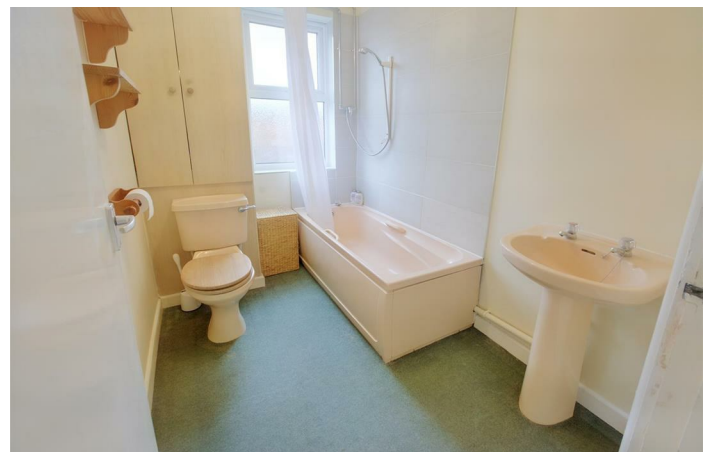


A TWO DOUBLE BEDROOM MID PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

It gives Robert Ellis great pleasure to bring to the market a property that would ideally suit the first time buyer, buy to let investor or someone looking to downsize. The property is ready to move into and is within walking distance of local amenities and facilities offered by the village. Being situated in a cul-de-sac in this desirable area of Draycott, this property will have a lot of interest and an internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property benefits from gas central heating and double glazing and in brief comprises of a lounge, separate dining room and breakfast kitchen. To the first floor there are two double bedrooms and a bathroom. Outside to the rear there is a courtyard garden which is privately enclosed and a gate gives access for the bins.

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.



## Lounge

11'4 x 11'8 approx (3.45m x 3.56m approx)

UPVC double glazed window and front entrance door, laminate floor, radiator, exposed chimney breast, TV point, cupboard housing the meters and open to:

## Inner Hall

Stairs to the first floor and door to:

## Dining Room

12'4 x 11'4 approx (3.76m x 3.45m approx)

UPVC double glazed window to the rear, laminate floor, radiator, door to understairs storage cupboard and door to:

## Kitchen

5'8 x 8'6 approx (1.73m x 2.59m approx)

Wall, base and drawer units with work surface over, ceramic sink and drainer with mixer tap, tiled walls and splashbacks, plumbing for an automatic washing machine, appliance space, integrated oven, electric hob and extractor hood over, UPVC double glazed window and UPVC double glazed rear exit door.

## First Floor Landing

Doors to:

## Bedroom 1

12'9 x 11'4 approx (3.89m x 3.45m approx)

UPVC double glazed window to the front, radiator, access to the loft with a pull down ladder.

## Bedroom 2

12'4 x 11'5 approx (3.76m x 3.48m approx)

UPVC double glazed window to the rear, radiator, loft access hatch and door to:

## Bathroom

9'3 x 5'8 approx (2.82m x 1.73m approx)

Three piece suite comprising of a panelled bath with mains fed shower, pedestal wash hand basin, low flush w.c., UPVC double glazed window, cupboard housing the gas central heating boiler and a radiator.

## Outside

To the rear of the property there is a private patio

courtyard having a storage & seating area, outside tap and is privately enclosed with fenced boundaries. There is a gate giving access for the bins.

## 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.

7321AMEC

## Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales 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	
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.