

Derby Road,  
Draycott, Derbyshire  
DE72 3NX

**Price Guide £360-370,000**  
**Freehold**

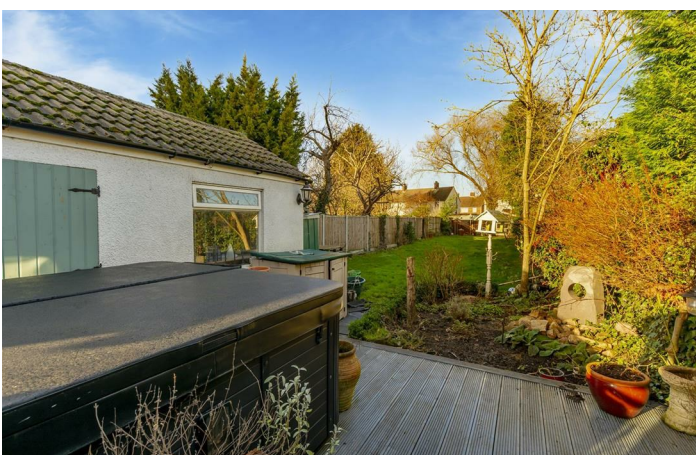


A TRADITIONAL THREE/FOUR BEDROOM SEMI DETACHED PROPERTY LOCATED IN THE SOUGHT AFTER VILLAGE OF DRAYCOTT.

We have a real treat for you with this Edwardian property and are delighted to offer it to the market. The well maintained accommodation has been renovated to a high standard with modern fittings yet keeping the traditional features to the property. The layout has been altered to now offer two separate bathrooms rooms and four good size bedrooms. An added benefit to this property is the outside space, to the front there is parking for three cars, good side access and a larger than average rear garden. An internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from new windows and doors throughout and gas central heating. In brief the accommodation comprises of an entrance hall, lounge with original coving and log burner, newly fitted kitchen offering ample storage space, separate utility room, large conservatory and a re-fitted ground floor bathroom with Italian tiles. To the first floor there are three double bedrooms, the master with an en-suite shower room and to the second floor there is a large attic room. Outside, as previously mentioned, there are double gates leading to a private driveway, detached garage with workshop and a lovely sunny rear garden.

Draycott has a number of local shops with larger shops being found in both the nearby villages of Breaston and Borrowash and supermarkets at Long Eaton, Spondon and Pride Park, there are schools for older children at Sandiacre as well as Long Eaton, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside which includes St Chad's and the excellent transport links include junctions 24 and 25 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.



### Entrance Hall

Radiator, composite front entrance door, stairs to the first floor, door to understairs storage cupboard, tiled floor, coving to ceiling and door to:

### Lounge

13' x 11'11" approx (3.96m x 3.63m approx)

UPVC double glazed window to the front, radiator, exposed floorboards, coving to ceiling, log burner, dado rail and TV point.

### Kitchen

13' x 12' approx (3.96m x 3.66m approx)

Wall, base and drawer units with roll edged work surface over, Belfast sink with swan neck mixer tap, tiled floor, UPVC double glazed window to the rear, tiled walls and splashbacks, breakfast bar, modern vertical radiator, space for a Range cooker, coving to ceiling, spotlights, door to utility and door to:

### Conservatory

16' x 12'1" approx (4.88m x 3.68m approx)

A brick built conservatory with UPVC double glazed windows and patio doors to the rear, radiator, power points and tiled floor.

### Utility Room

Plumbing for an automatic washing machine, UPVC double glazed window to the rear, appliance space, tiled floor, spotlights, coving to ceiling and door to:

### Bathroom

6'11" x 6'3" approx (2.11m x 1.91m approx)

UPVC double glazed window to the side, bath with hand held shower, low flush w.c., wash hand basin with vanity cupboard, under, tiled floor, Italian tiled walls, coving to ceiling, spotlights, radiator.

### First Floor Landing

Coving to ceiling, stairs to the second floor landing and door to:

### Bedroom 1

12'1" x 10'2" approx (3.68m x 3.10m approx)

UPVC double glazed window to the front with internal blinds, built-in wardrobes with mirror doors, coving to ceiling, picture rail and door to:

### En-Suite

Walk-in shower cubicle with shower from the mains, vanity unit with sink and w.c., cupboards and fully tiled walls and splashbacks, UPVC double glazed window to the front, tiled floor, spotlights, heated towel rail.

### Bedroom 2

12'3" x 9'3" approx (3.73m x 2.82m approx)

UPVC double glazed window to the rear, radiator, coving to ceiling.

### Bedroom 3

10'7" x 8'7" approx (3.23m x 2.62m approx)

UPVC double glazed window to the rear, storage cupboard housing the gas central heating boiler and radiator.

### Attic Room

15' x 11'6" approx (4.57m x 3.51m approx)

Two Velux windows to the rear, one to the front, spotlights and storage in the eaves.

### Outside

To the front of the property there is off the road parking, privately enclosed with double gates for at least three cars and good side access leading to the rear garden. To the rear there is a decked area leading onto the lawn having borders with mature shrubs and flowers, privately enclosed with fence and hedge boundaries.

### Garage

25'10" x 9'3" approx (7.87m x 2.82m approx)

Up and over door to the front, stable door to the side, light and power.

### Workshop

Door, window, light and power.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the village of Breaston and into Draycott. Pass the market place on the left hand side and the property can then be found on the right hand side.

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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