



Derby Road,
Draycott, Derbyshire
DE72 3NX

£475,000 Freehold



THIS IS A CLEVERLY EXTENDED DETACHED FAMILY HOME PROVIDING FIVE BEDROOM ACCOMMODATION WHICH IS SITUATED IN THIS AWARD WINNING VILLAGE LOCATED BETWEEN NOTTINGHAM AND DERBY.

Robert Ellis are pleased to be asked to market this spacious detached family home. The property has been extended to the side and rear which has created the extra bedrooms and enlarged the ground floor living space. We are sure the property will appeal to people who are in search of a new home in the Draycott area and for all that is included to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see the size of the accommodation and privacy of the southerly facing rear garden for themselves. Draycott village has won several awards over the past few years for its Draycott in Bloom initiatives, all of which has helped to make it such a desirable semi rural location to live. The village has a number of local shops, pubs, a microbrewery taphouse, and a primary school. Further shops can be found in nearby Borrowash and Breaston as well as Long Eaton, which are all only a short drive away. The village location provides easy access to a range of superb transport links, including direct bus services to Derby and Nottingham, rail links at Long Eaton with direct trains to London St. Pancras, trams into Nottingham from nearby Toton and is a few minutes drive from the M1 motorway, all of which have helped to make this such a popular and convenient place to live.

The property stands well back from Derby Road, with a cobbled driveway providing space for several vehicles. The house is constructed of brick with part render to the front elevation under a pitched tiled roof. The well proportioned accommodation benefits from gas central heating and double glazing, high-quality integrated kitchen appliances with granite work surfaces, and attractive original features such as the tiled hallway floor and stained glass window panels, and an internal garage. The reception hall with original chequerboard floor tiles provides access to a ground floor w.c., and doors leading to the spacious dual-aspect lounge and large open plan dining kitchen. The lounge has a bay window to the front with stained glass panels and a feature fireplace, with a further door opening into the sun room. The sun room (which could be a separate dining room if preferred) is a beautiful room with double French doors and glass panels opening out into the southerly facing garden. The well-equipped kitchen features high-quality integrated appliances by NEFF and Bosch, granite work surfaces and a large breakfast bar, with further space suitable for a large family dining table. There is a full height double glazed door leading out to the rear garden and a door taking you to the utility room which in turn has an internal door to the garage. To the first floor, the landing leads to the five bedrooms, all of which are of a good size and the bathroom which includes a separate shower with a mains flow shower system as well as the bath. Outside there is the drive and parking to the front with gated access to a path leading down the right hand side of the house to the rear where there is a private southerly facing garden with block paved patio extending across the back of the house leading to a lawned garden which has beds to the sides and is kept private by having hedging and fencing to the boundaries.

Draycott is a very popular village which includes a number of local shops and schools for younger children with there being Co-op stores in both Borrowash and Breaston and Asda and Tesco stores and many other retail outlets being found in nearby Long Eaton with an Asda at Spondon and Sainsbury's at Pride Park, there is the Friesland School in Sandiacre and the Willsthorpe School in Long Eaton for older children, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside which includes Church Wile and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby 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.



Open Porch

Open porch with arched entrance leading through an original wood panelled front door with feature inset circular stained glass leaded panels with matching stained glass leaded panels to either side into:

Reception Hall

Stairs with a cupboard under and a wooden balustrade leading to the first floor, radiator in a housing, original tiled flooring and picture rail to the walls.

Cloaks/w.c.

Having a low flush w.c. and a corner hand basin with tiled splashback and cloaks hanging area.

Lounge

17'5 plus bay x 12'10 approx (5.31m plus bay x 3.91m approx)

Double glazed bay window to the front with feature stained glass top panels and two further double glazed windows to the side, coal effect gas fire set in a delightful Adam style surround with an inset and hearth, fitted shelving, picture rail to the walls and door to:

Sun Room

13'6 x 11'5 approx (4.11m x 3.48m approx)

Double opening double glazed French doors with double glazed matching side panels leading out to the rear garden, picture rail to the walls and radiator.

Dining Kitchen

19'7 x 13'8 reducing to 11'10 approx (5.97m x 4.17m reducing to 3.61m approx)

The exclusively fitted dining kitchen has cream units with brushed stainless steel fittings and granite work surfaces to the kitchen area and includes a 1½ bowl stainless steel sink with mixer tap and five ring hob set in a granite work surface which extends to three sides, one of which is a breakfast bar and beneath the work surface areas there are cupboards, drawers and an integrated dishwasher, matching eye level wall cupboards with lighting under, hood to the cooking area, double oven with cupboards above and below and an integrated fridge and freezer, double glazed window to the rear, tiling to the walls by the work surface areas, tiled flooring which extends into the dining area and recessed lights to the ceiling.

In the dining area there is a full double glazed French style door leading out to the rear garden with two double glazed windows to the rear, double radiator, tiled flooring, recessed lights to the ceiling and door to:

Utility Room

10' x 4'9 approx (3.05m x 1.45m approx)

The utility room has a stainless steel sink set in a work surface with a double cupboard and plumbing for an automatic washing machine below, second work surface with space for a fridge and second appliance beneath, double eye level wall cupboard, tiling to the walls by the work surface areas, tiled flooring and door leading into the garage.

First Floor Landing

The balustrade continues from the stairs onto the landing and there is a picture rail to the walls.

Bedroom 1

13' plus bay x 12'10 approx (3.96m plus bay x 3.91m approx)

Double glazed bay window to the front with feature stained glass top panels, picture rail to the walls and radiator.

Bedroom 2

12'10 x 11'8 approx (3.91m x 3.56m approx)

Double glazed window to the rear overlooking the garden, radiator, hatch to loft and picture rail to the walls. This room also benefits from a hard wired CAT6 network point.

Bedroom 3

11'10 x 10' approx (3.61m x 3.05m approx)

Double glazed oriel bow window to the front, radiator, feature vaulted ceiling with a Velux window which helps to throw additional light into this bedroom, sink set in a surface with cupboard beneath, picture rail to the walls and glazed panel above the door to the landing.

Bedroom 4

12'6 x 10' approx (3.81m x 3.05m approx)

Double glazed window to the rear, radiator, sink with a mixer tap set in a surface with cupboard under, picture rail to the walls and glazed panel above the door to the landing.

Bedroom 5

9'5 x 7'9 approx (2.87m x 2.36m approx)

Double glazed oriel bow window to the front, fitted desk extending to two walls, fitted shelving to one wall, radiator and picture rail to the walls. This room also benefits from a hard wired CAT6 network point.

Bathroom

The bathroom has a white suite including a panelled bath and a corner shower with a mains flow shower system, tiling to two walls and curved doors with protective screens, pedestal wash hand basin and low flush w.c., tiling to the walls by the bath, sink and w.c. areas, double glazed window to the rear, chrome ladder towel radiator, recessed lighting to the ceiling and the Worcester Bosch boiler is housed in the airing/storage cupboard (installed during 2015).

Outside

At the front of the property there is a recently laid high quality cobble effect driveway and car standing area with borders and there is a conifer hedge to the right hand side, hedge to the front and fencing to the left hand boundary. There is an outside light and water, with a gate to the right of the property provides access to the rear.

At the rear of the property there is a block paved patio area extending across the rear of the house and this leads to a further block paved seating area with there being a good size lawned garden with beds to the sides, all of which is kept private by having recently constructed matching fencing to the sides and a wall and fence to the rear boundary. At the rear of the garden is a hard standing area featuring a modern shed. There is an outside light and outside water provided.

Garage

20' x 10' approx (6.10m x 3.05m approx)

The part integral garage features a top-of-the-range Securoglide electric roller door with remote control at the front. The garage provides sufficient space for a single vehicle, has multiple power outlets and lighting and also benefits from a large fixed shelving unit providing a very useful storage area. To the rear of the garage is a door leading into the utility room.

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 left as identified by our for sale board.

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Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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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.