

# Fletcher & Company

28 Derby Road, Draycott, Derby, DE72 3NJ

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£600,000

Freehold

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- Beautifully Appointed Residence Comprising:
- Much Original Character
- Sash Windows (Where Stated Gas Central Heating)
- Storm Porch & Entrance Hall
- Fabulous Lounge with Feature Fireplace
- Stunning Open Plan Living Space with Dining Area & High Specification Fitted Kitchen & Garden Room
- Separate Utility & Fitted Guest Cloakroom
- Three First Floor Double Bedrooms & Large Bathroom
- Good Sized Gardens to Both Front & Rear
- Two Driveways & Large Detached Garage







## Summary

A beautiful, extended, three double bedroom, double bay fronted, detached residence occupying a fabulous corner plot on Derby Road in sought-after Draycott.

The property is set back behind a mature garden with gravel driveway with secure gate to side leading to a beautiful mainly lawned garden with extensive terrace, decked walkway and further gravel driveway to the foot of the garden accessed via a secure gate leading to a large detached garage.

Internally the property is particularly well-appointed throughout and retains much original character to a very high standard. The accommodation comprises storm porch, spacious entrance hall, sitting room with feature fireplace and log burner, stunning open plan living space comprising dining area also with feature fireplace and open fire grate, high specification fitted kitchen with a full range of integrated appliances, a remarkable addition to the accommodation by way of a garden room with two sets of bifold doors to two separate elevations opening up on to the garden, separate utility and fitted guest cloakroom. The first floor accommodation comprises a spacious landing/study area, access to a large loft space, three genuine double bedrooms and superbly appointed bathroom with four piece suite.

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## The Location

Draycott is a conveniently located village which offers an excellent range of amenities including shops, primary school, church, regular bus service and pleasant walks in the surrounding local countryside including nearby Church Wilne reservoir. There is easy access to Wilsthorpe School, The Elms School and Trent College in neighbouring Long Eaton. Long Eaton combines to offer a further range of amenities. The property is also convenient for M1 and A52 with easy commuting distance to both Derby and Nottingham.

## Accommodation

### Ground Floor

#### Recessed Storm Porch

With ornamental light and panelled and double glazed door to entrance hall.

#### Spacious Entrance Hall

19'8" x 6'2" (6.00 x 1.90)

With period style central heating radiator, staircase to first floor with feature balustrade, travertine floor covering and useful understairs storage area.





## Sitting Room

12'9" x 11'11" (3.90 x 3.65)

With feature fireplace with tiled hearth, timber mantle and cast iron log burner, central heating radiator, bespoke fitted cupboards and shelving to chimney breast recess, picture rail and cant bay window to front featuring sash windows with bespoke shutters.





**Fabulous Open Plan Living Kitchen/Dining**  
35'6" x 13'1" (10.83 x 3.99)





## Dining Area

A sunny open plan living space comprising dining area with feature fireplace with wooden surround, hearth with cast iron interior and open fire grate, central heating radiator, picture rail and cant window incorporating sash windows with bespoke shutters to front.





### High Specification Fitted Kitchen Area

The centrepiece being a marble topped island/breakfast bar with Belfast style sink unit with mixer tap and instant hot water, a further range of marble preparation surfaces with matching upstands, Neff induction hob, integrated dishwasher, two Neff ovens, integrated fridge freezer, wine fridge, larder cupboard, travertine flooring and recessed ceiling spotlighting.





### **Fabulous Garden Room Area**

With two sets of bifold doors opening on to the garden with fabulous large lantern roof, travertine flooring, central heating radiator, recessed ceiling spotlighting and recessed space in wall for flat screen TV.



### **Utility Room**

10'10" x 9'11" (3.32 x 3.04)

Featuring a sink unit with cupboards adjacent, above and below, central heating radiator, feature tiled flooring, recessed ceiling spotlighting and large double glazed French door to garden.



### **Fitted Guest Cloakroom**

4'6" x 2'3" (1.38 x 0.71)

With vanity unit with low flush WC and sink and recessed ceiling spotlighting.

### First Floor Landing

16'8" x 3'9" (5.10 x 1.16)

A semi-galleried landing with feature balustrade, sash window to front with bespoke shutter, window to rear and recessed ceiling spotlighting.





### Double Bedroom One

13'0" x 12'0" (3.98 x 3.66)

With central heating radiator, fitted wardrobe, picture rail, recessed ceiling spotlighting and sash window to front with bespoke shutter.



### Double Bedroom Two

12'9" x 12'0" (3.89 x 3.66)

With central heating radiator, bespoke wardrobes to either chimney breast recess, picture rail, recessed ceiling spotlighting and sash window to front with bespoke shutter.



### Double Bedroom Three

13'1" x 11'0" (4.00 x 3.37)

With central heating radiator, picture rail, recessed ceiling spotlighting and double glazed sash window to rear with bespoke shutter.





## Superbly Appointed Bathroom

11'0" x 10'2" (3.36 x 3.11)

With a four piece suite in white comprising low flush WC, vanity unit with wash handbasin and drawers beneath, roll edge bath, separate large walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting, double glazed sash window to rear with bespoke shutter and sealed unit double glazed window to side with bespoke shutter.



## Outside

The property occupies a sizeable corner plot set back behind mature laurel hedging, timber fencing with wrought iron hand gate, well-stocked border with shrubs and mature trees and gravelled driveway. A secure gate to side leads to the rear garden with block paved storage area, further paved patio with decking surrounding the garden room, pleasant lawn section, a further range of herbaceous borders containing plants and shrubs. A gate on Gertrude Road provides access to a further gravelled driveway at the foot of the garden with a large detached double garage.





## Double Garage

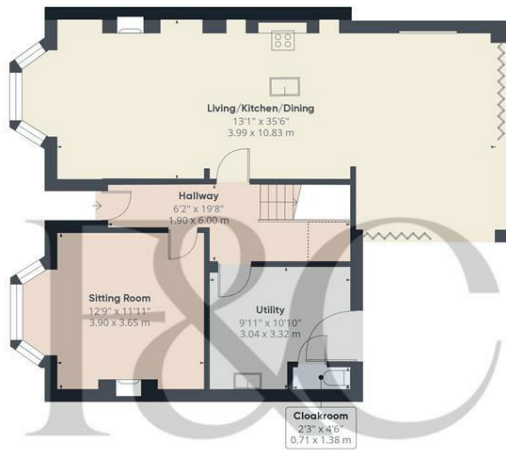
16'4" x 16'3" (4.98 x 4.97)

With manual door, pedestrian side door, power and lighting and two double glazed windows to side elevation.

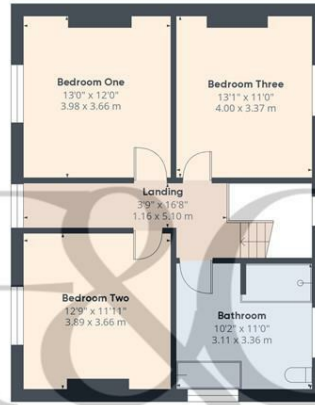


## Council Tax Band D

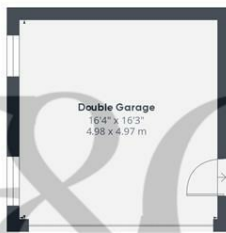




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>®</sup>**

1792.09 ft<sup>2</sup>

166.49 m<sup>2</sup>

**Reduced headroom**

9.83 ft<sup>2</sup>

0.91 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Council Tax Band: D  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	