



Draycott Road,
Breaston, Derbyshire
DE72 3DA

Price Guide £250-260,000
Freehold



A WELL PRESENTED AND SPACIOUS, THREE BEDROOM END-TERRACED PROPERTY BEING SOLD WITHIN THIS SOUGHT AFTER AWARD WINNING VILLAGE.

Robert Ellis are extremely pleased to bring to the market this superb example of an end-terraced property suitable for a wide range of buyers including first time buyers, families and people who are looking to downsize alike. The property is constructed of brick to the external elevations and benefits from double glazing and gas central heating throughout with the added benefit of a log burner in the lounge. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch, bay-fronted lounge with a log burner, spacious dining room with a built in storage cupboard and kitchen with integrated appliances. To the first floor, the landing leads to three generous bedrooms and the three piece family bathroom suite. To the exterior, the property boasts a private and enclosed rear garden with patio area's, turf, mature flower beds, pergola and wooden summerhouse.

Located in the award winning and desirable village of Breaston, close to a wide range of local amenities. Long Eaton town centre is just a short drive away where shops, supermarkets and healthcare facilities can be found. There are fantastic transport links available including nearby bus stops and easy access to major roads such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations within a short drive.



Porch

Composite front door, UPVC double glazed patterned windows, solid wood flooring, ceiling light.

Lounge

11'11" x 12'0" approx (3.65m x 3.66m approx)
UPVC double glazed bay window overlooking the front, solid wood flooring, radiator, log burner, ceiling light.

Dining Room

14'10" x 11'11" approx (4.54m x 3.65m approx)
UPVC double glazed window overlooking the side, solid wood flooring, built in storage cupboard, radiator, beamed ceiling, ceiling light.

Kitchen

13'1" x 10'6" approx (4m x 3.21m approx)
UPVC double glazed window overlooking the rear, composite door leading to the rear, tiled flooring, radiator, wall, base and drawer units with work surfaces over, inset sink and drainer, space for fridge/freezer, integrated Neff double oven, integrated gas hob and overhead extractor fan, space for a washing machine, integrated dishwasher, ceiling light.

First Floor Landing

Carpeted flooring, loft access, radiator, ceiling light.

Bedroom 1

12'11" x 11'2" approx (3.96m x 3.41m approx)
UPVC double glazed windows overlooking the side and rear, carpeted flooring, radiator, ceiling light.

Bedroom 2

12'3" x 11'2" approx (3.74m x 3.41m approx)
UPVC double glazed windows overlooking the front, carpeted flooring, radiator, ceiling light.

Bedroom 3

7'11" x 5'8" approx (2.42m x 1.73m approx)
UPVC double glazed window overlooking the side, carpeted flooring, built in storage cupboard, radiator, ceiling light.

Family Bathroom

8'4" x 5'8" approx (2.56m x 1.73m approx)
UPVC double glazed patterned window overlooking the side, vinyl flooring, pedestal sink, low flush w.c., heated towel rail, bath with shower over the bath, painted plaster ceiling, ceiling light.

Outside

To the front of the property there is a wall and gate setting the property away from the road with access to the side. To the rear, there is an enclosed garden with patio area's, turf and mature flower beds with a wooden summer house.

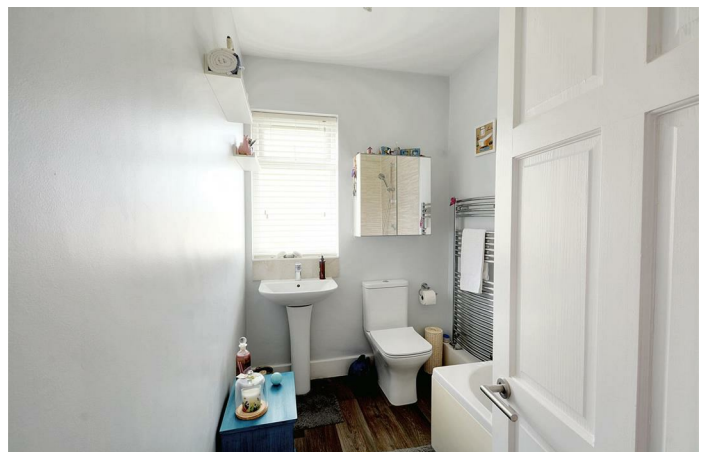
Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into the village of Breaston. Continue along Draycott Road and the property can be found on the right as identified by our for sale board.

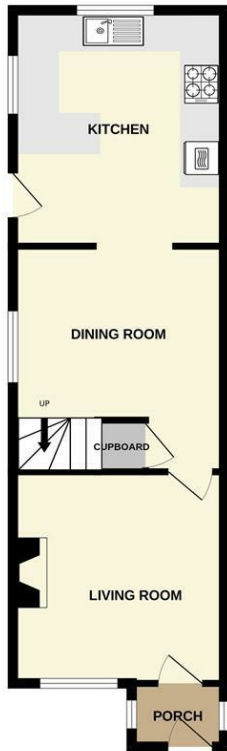
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Council Tax

Erewash Borough Council Band A



GROUND FLOOR
472 sq ft. (43.8 sq.m.) approx.



1ST FLOOR
426 sq ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq ft. (83.4 sq.m.) approx.
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 for 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			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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