

Garfield Avenue,  
Draycott, Derbyshire  
DE72 3NP

**£285,000 Freehold**





A THREE BEDROOM, THREE RECEPTION ROOM SEMI DETACHED HOUSE OFFERING SPACIOUS AND VERSATILE ACCOMMODATION.

Robert Ellis are delighted to offer to the market a rare opportunity to purchase a semi detached home offering three reception rooms plus a great sized kitchen diner. Situated in Draycott, just off Derby Road, this property offers superb space throughout with the option and versatility for anyone looking for a home office, play room or even one of the reception rooms could be used as an additional bedroom. The property is located within the ever popular village location of Draycott and really needs to be viewed to be appreciated. Found within close proximity to Market Street which offers a variety of local shops and amenities including the bus route which runs along Derby Road.

The property is constructed of brick to the external elevations and benefits from gas central heating and double glazing. The internal accommodation briefly comprises of a hallway, sitting room, office and lounge to the rear aspect which provides access to the L shaped kitchen diner and ground floor w.c. To the first floor, there are three bedrooms and a four piece family bathroom.

Draycott is a most sought after award winning village situated between Nottingham and Derby which has a number of local shops and schools for younger children with further shopping facilities found in the adjacent villages of Breaston and Borrowash where there are Co-op stores with Asda and Tesco superstores and many other retail outlets being found in Long Eaton, there are schools for older children in Sandiacre and Long Eaton, walks in the surrounding picturesque countryside including St Chads, healthcare and sports facilities including several local golf courses 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Double glazed door to the front, stairs to the first floor, laminate flooring, radiator, doors to:

### Sitting Room

9'11" x 11'5" approx (3.02m x 3.48m approx)

Double glazed window to the front, radiator and laminate flooring.

### Office

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

Double glazed window to the front, radiator, laminate flooring.

### Lounge

11'7" x 15'5" approx (3.53m x 4.70m approx)

Double glazed window to the rear, laminate flooring, radiator and door to:

### Kitchen Diner

23'4" x 9'10" to 14'7" approx (7.11m x 3.00m to 4.45m approx)

Two double glazed windows and door to the side, double glazed patio doors to the rear, range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob, overhead extractor, part tiled walls, radiator, space and plumbing for a washing machine, space for a fridge freezer.

### Ground Floor w.c.

Double glazed window to the rear, wash hand basin and extractor.

### First Floor Landing

Double glazed window to the rear, loft access hatch and doors to:

### Bedroom 1

11'5" x 10'1" approx (3.48m x 3.07m approx)

Double glazed window to the front, radiator and built-in wardrobes.

### Bedroom 2

11'8" x 9'2" approx (3.56m x 2.79m approx)

Double glazed window to the front, radiator.

### Bedroom 3

8'2" x 8'3" approx (2.49m x 2.51m approx)

Double glazed window to the rear and a radiator.

### Bathroom

Double glazed window to the side, radiator, extractor fan, low flush w.c., panelled Jacuzzi bath, part tiled walls, single shower cubicle with mains shower.

### Outside

There is off road parking to the front of the property, side access to the rear.

There is a patio to the rear with a lawned garden having panelled fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and continue through the village of Breaston and into Draycott. After passing Market Street take the left hand turning into Garfield Avenue where the property can be found on the left as identified by our for sale board.

8480AMCO

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 60mbps Superfast 80mbps

Ultrafast 10000mbps

Phone Signal – EE, Vodafone, 02

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

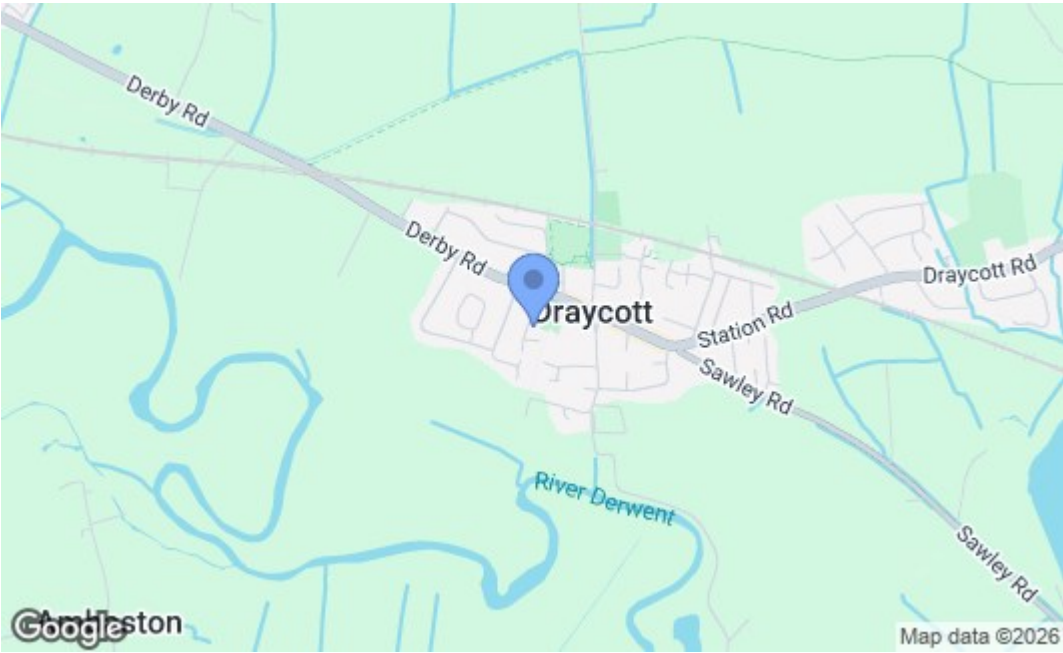
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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 <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.