



Draycott Road,
Breaston, Derbyshire
DE72 3DA

£625,000 Freehold



A BEAUTIFUL THREE BEDROOM DETACHED COTTAGE, BELIEVED TO DATE BACK OVER 100 YEARS, SITUATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF BREASTON AND RETAINING A WEALTH OF ORIGINAL CHARACTER.

Robert Ellis are delighted to bring to the market this charming detached cottage, offering a wonderful combination of period character and spacious accommodation. The property has retained a number of original features, including exposed ceiling beams, feature brickwork and traditional timber doors, giving the home a real sense of history and charm.

The accommodation offers two reception rooms, with the principal lounge providing an impressive characterful setting with exposed beams and a feature fireplace. The separate dining room also benefits from exposed beams and traditional features, creating an ideal space for family meals and entertaining. The fitted kitchen is particularly characterful, featuring oak-style cabinetry, granite work surfaces and exposed brickwork, whilst providing excellent practical space for everyday family living.

To the first floor are three bedrooms, with the accommodation offering plenty of flexibility for families, guests or home working. The property also benefits from a characterful bathroom with a freestanding roll-top bath. Externally, the property enjoys a private and established frontage, together with off road parking and a detached garage, providing excellent additional storage and parking facilities. An internal viewing is highly recommended to fully appreciate the character, history and unique charm this wonderful detached cottage has to offer.

Breaston village provides a number of amenities and facilities including schools for younger children, there are a number of shops in the centre of the village, three local pubs, a bistro restaurant and various coffee eateries while there are further shops including Asda, Tesco and Aldi stores as well as many other retail outlets and schools for older children in Long Eaton which is only a short drive away, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton 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, double glazed floor to ceiling window, tiled floor, stairs to the first floor, radiator, doors to:

Shower Room

Double glazed window to the front, vanity wash hand basin, chrome heated towel rail, single shower cubicle with mains flow shower, low flush w.c., fully tiled walls.

Kitchen

11'11" x 11'1" approx (3.63m x 3.38m approx)

Double glazed window to the front, door to the side, farmhouse kitchen with matching wall and base units with granite work surfaces over, cast iron sink, spaces for a fridge freezer and a cooker, plumbing for a dishwasher, double glazed window to the side, radiator and exposed brickwork.

Dining Room

11'6" x 11'1" approx (3.51m x 3.38m approx)

Double glazed window to the front, exposed beams to the ceiling, tiled floor, radiator, door to the lounge, storage cupboard with plumbing for a washing machine and housing the boiler. Double glazed patio doors leading to:

Conservatory

8'2" x 5'7" approx (2.49m x 1.70m approx)

Apex conservatory with a double glazed windows and door to the rear.

Lounge

11'5" x 24'3" approx (3.48m x 7.39m approx)

Two double glazed windows to the front, double glazed window to the rear, double glazed French doors to the rear garden, exposed beams to the ceiling, feature Inglenook fireplace with a log effect gas fire, radiator.

First Floor Landing

Split level landing with two double glazed windows to the rear and doors leading to:

Bedroom 1

11'10" x 11'2" approx (3.61m x 3.40m approx)

Double glazed window to the front, radiator.

Bedroom 2

11' x 11'5" approx (3.35m x 3.48m approx)

Double glazed windows to the front and rear, brick chimney breast and exposed beam.

Bedroom 3

7' x 9'6" approx (2.13m x 2.90m approx)

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

Bathroom

7'7" x 10'3" approx (2.31m x 3.12m approx)

Double glazed window to the front, cast iron free standing roll-top bath, pedestal wash hand basin, low flush w.c., single shower cubicle with part tiled walls, tiled floor, storage cupboard.

Outside

To the front of the property there is a cobbled block paved off road parking leading to the garage and side gate to the rear garden, gravelled area, brick built wall with picket style fence, established evergreen shrubs and hedging provide privacy.

To the rear there is a well maintained traditional courtyard style garden with a raised patio, shed/summerhouse, trees and shrubs to the borders, wall to the boundary.

Garage

Single brick built garage with double doors to the front, window and personnel door to the side.

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 hand side.
9499CO

Council Tax

Erewash Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

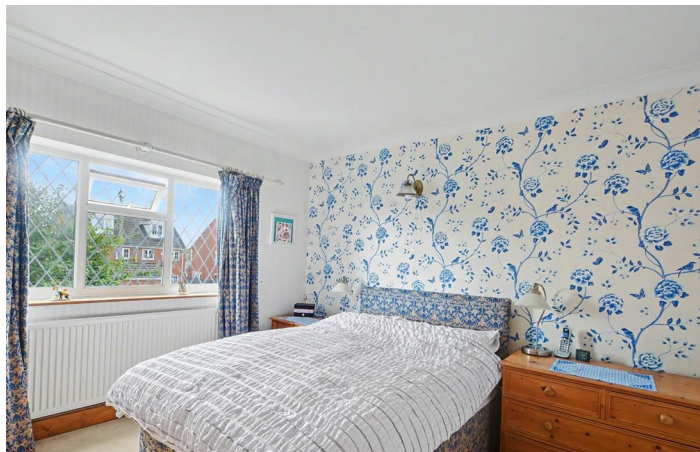
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(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		

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.