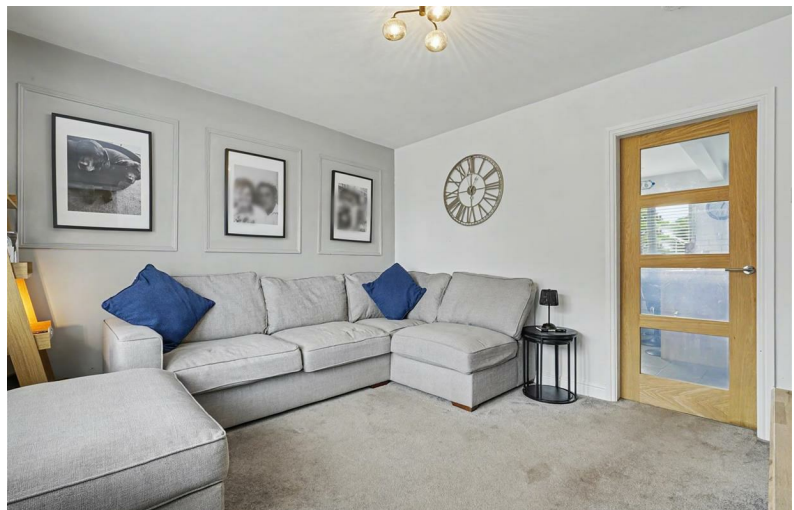




Sawley Road,  
Draycott, Derby  
DE72 3QE

**Price Guide £210-220,000**  
**Freehold**



A TWO BEDROOM END TERRACED HOME SITUATED ON SAWLEY ROAD IN THE SOUGHT AFTER VILLAGE OF DRAYCOTT, OFFERING GENEROUS OUTSIDE SPACE AND OFF ROAD PARKING.

Robert Ellis are pleased to bring to the market this well presented end terraced property which would make an ideal purchase for a first time buyer or somebody looking to downsize. Positioned within a popular residential location, the property offers well balanced accommodation and excellent outdoor space.

The accommodation comprises a comfortable lounge, along with a spacious kitchen diner, providing an excellent space for everyday living and entertaining. To the first floor are two well proportioned bedrooms and a family bathroom. Externally, the property benefits from off road parking for two vehicles to the front, together with a shared driveway to the side. To the rear is a good sized garden, offering plenty of space for outdoor dining, gardening or simply relaxing during the warmer months.

Situated on Sawley Road within Draycott, the property is conveniently located for local amenities, schools and transport links, whilst enjoying the benefits of village living. An internal viewing is highly recommended to fully appreciate the accommodation, garden and location this lovely home has to offer.



### Porch

Double glazed door to the front, door to:

### Hallway

Radiator, stairs to the first floor and door to:

### Lounge

11'8 x 10'9 approx (3.56m x 3.28m approx)

Double glazed window to the front, panelled walls, radiator, door to:

### Kitchen Diner

14'11 x 11'8 approx (4.55m x 3.56m approx)

Double glazed window and door to the rear, vertical radiator, range of wall and base unit with work surfaces over, Belfast sink and drainer, integrated four ring gas burner with extractor over, integrated oven, cupboard housing the boiler, space for a fridge freezer, plumbing for a washing machine, part tiled walls and understairs storage cupboard.

### First Floor Landing

With doors to:

### Bedroom 1

11'7 plus recess x 10'9 approx (3.53m plus recess x 3.28m approx)

Double glazed window to the front, radiator.

### Bedroom 2

7'7 x 12'2 approx (2.31m x 3.71m approx)

Double glazed window to the rear, radiator.

### Bathroom

Panelled bath with shower over, low flush w.c., pedestal wash hand basin, part tiled walls, laminate flooring, chrome heated towel rail.

### Outside

To the front of the property there is off road parking for two vehicles and shared driveway down the side giving access to the rear garden via a gate.

The rear garden has a large patio area, hard standing area, two garden sheds, lawned garden, fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and continue through the village of Breaston and into Draycott turning left onto Sawley Road where the property can be found on the left hand side

### Council Tax

Erewash Borough Council Band A

### 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

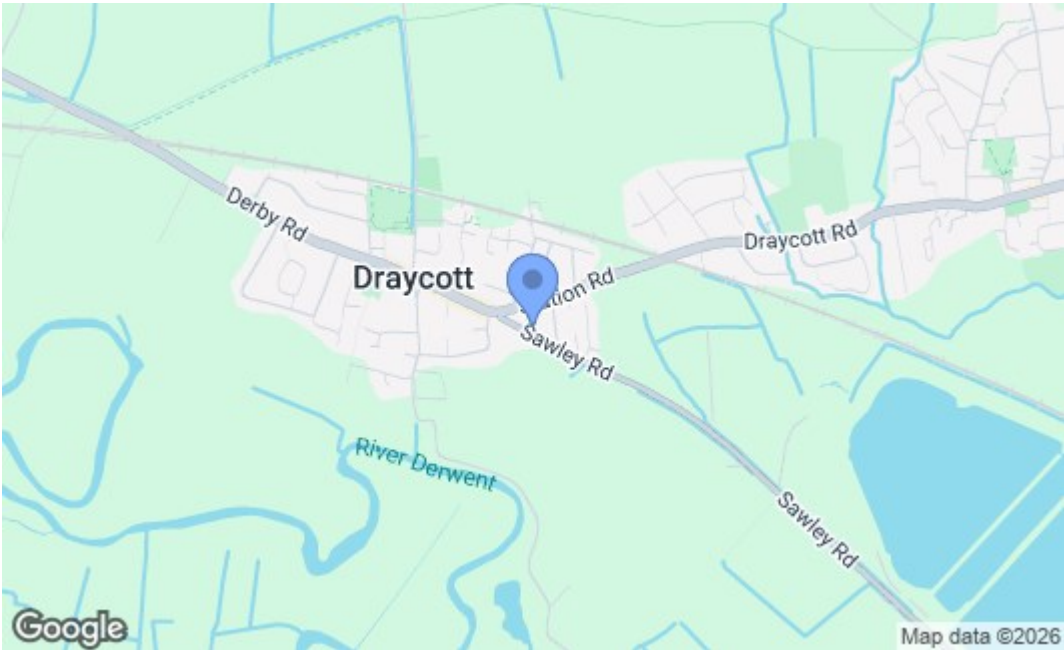
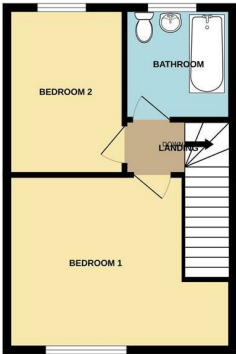
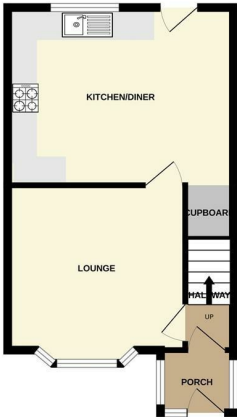
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



| 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                     |         |           |
| 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.