

# Robert Ellis

*look no further...*



The Pines,  
Draycott, Derbyshire  
DE72 3QY

**£599,950 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea





A SUPERB FOUR BEDROOM DETACHED HOUSE WITH A DOUBLE GARAGE SITUATED IN A QUIET CUL-DE-SAC IN THE AWARD WINNING DERBYSHIRE VILLAGE OF DRAYCOTT WITH OPEN-PLAN KITCHEN DINER

Situated in an exclusive cul-de-sac of just five properties, this immaculate and spacious four-bedroom detached home offers an exceptional standard of living in a highly sought-after location, all within easy walking distance of Draycott village centre. Beautifully presented throughout, the property features a stunning open-plan kitchen-diner fitted with stylish Howdens cream shaker units, creating a warm and inviting space ideal for both everyday family life and entertaining. The adjoining conservatory provides an additional light-filled reception area, perfect for relaxing and enjoying views of the garden. A bay-fronted lounge adds further character and charm, while oak internal doors throughout the ground floor enhance the home's high-quality finish. Upstairs, you'll find four well-proportioned bedrooms, including a generous master bedroom complete with an en-suite shower room. The family bathroom is equally well presented, offering modern fittings and a fresh, contemporary feel. Outside, the property boasts a private, enclosed rear garden with a combination of patio and lawn—ideal for outdoor dining and play—along with a double garage and ample driveway parking. This superb home offers space, style, and an enviable position, making it a rare opportunity in one of Draycott's most desirable settings. Early viewing is strongly advised.

The accommodation begins with a spacious entrance hall that provides a warm and inviting welcome. From here, you are led into the generous bay-fronted lounge, featuring sliding doors that open directly into the conservatory, creating a seamless flow of natural light and additional living space. The ground floor also benefits from a convenient downstairs W.C. From the hallway, you enter the impressive open-plan kitchen diner, fully fitted with a range of integral appliances and featuring a central island that serves as both a practical workspace and a stylish focal point. A separate utility room offers further convenience and additional storage. The kitchen diner also enjoys sliding doors to the conservatory, which overlooks the rear garden and enhances the flexibility of the living space. To the first floor, the landing leads to four well-proportioned bedrooms. The master bedroom features an en-suite shower room and built-in sliding wardrobes. The family bathroom is fitted with a four-piece suite, including a panelled corner bath and an enclosed corner shower. Externally, the property boasts a double garage with power, lighting, an electric garage door, and useful storage in the eaves. The front of the home features a block-paved driveway providing ample off-road parking. To the rear, there is an enclosed garden with patio areas, a well-kept lawn, and a variety of established trees and shrubs, offering a private and attractive outdoor space.

Draycott has a number of local shops and schools for younger children, while Long Eaton is only a short drive away where there are senior schools and extensive shopping facilities including an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are Co-op stores in both Breaston and Borrowash, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent 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

12'8 x 7'6 approx (3.86m x 2.29m approx)

Wooden door to the front with inset obscure stained glass, laminate flooring, ceiling light, double radiator, coving, stairs to the first floor with understairs storage cupboard and oak internal doors to the lounge, kitchen diner and cloaks/w.c. The property benefit from a house alarm which was installed in 2023

### Lounge

11'8 x 22'3 approx (3.56m x 6.78m approx)

UPVC sliding doors to the conservatory, UPVC double glazed box bay window to the front, laminate flooring, two ceiling lights, coving, stone fireplace and surround with gas fire, TV point, two radiators, double oak doors leading into the kitchen diner, USB plug sockets.

### Kitchen Diner

21'9 x 11'8 overall approx (6.63m x 3.56m overall approx)

### Kitchen Area

11'5 x 11'3 approx (3.48m x 3.43m approx)

Open to the dining area with a door to the utility room, UPVC double glazed window to the rear, double radiator, tiled floor, ceiling spotlights, coving, cream Shaker style wall, drawer and base units to three walls with wooden laminate work surface over and splashback, a large Range oven and matching extractor above, inset black composite 1½ bowl sink with swan neck mixer tap, built-in fridge and freezer, breakfast bar area with space for two stools and centre island breakfast bar with power inset and storage, display lit wall cabinets, built-in dishwasher, USB plug sockets, under-counter lighting and a large pantry cupboard.

### Dining Area

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

UPVC double glazed sliding doors to the conservatory, coving, ceiling light, tiled floor and open to the kitchen.

### Utility Room

7'4 x 5'7 approx (2.24m x 1.70m approx)

Wooden door to the garden, tiled floor, ceiling light, double radiator, cream Shaker wall, drawer and base units to two walls with wooden laminate work surface over and splashback, inset curved composite sink and drainer with swan neck mixer tap, space for a washing machine, dishwasher or tumble dryer.

### Conservatory

19'2 x 11'2 approx (5.84m x 3.40m approx)

L shaped conservatory with two sets of UPVC doors opening from the lounge and dining area, laminate flooring, insulated roof, ceiling light, double radiator,, two wall lights, UPVC double glazed French doors to the rear garden, TV point and USB plug sockets.

### Cloaks/w.c.

7'4 x 3' approx (2.24m x 0.91m approx)

Obscure UPVC double glazed Georgian style window to the front, wooden flooring, radiator, ceiling light, low flush w.c., wall mounted sink with cream tiled splashback.

### First Floor Landing

11'2 x 15' approx (3.40m x 4.57m approx)

Galleried landing, UPVC double glazed Georgian style window to the front, Axminster oatmeal wool carpeted flooring, ceiling light, loft access hatch, large airing/storage cupboard, coving and doors to:

### Bedroom 1

11'5 x 10'10 approx (3.48m x 3.30m approx)

UPVC double glazed window to the rear, laminate flooring, ceiling light, two wall lights, coving, radiator, TV point, built-in sliding three door mirrored panel wardrobes and door to:

### En-Suite

8'5 x 3'10 approx (2.57m x 1.17m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, ceiling light, two shaver points, low flush w.c., pedestal wash hand basin, large walk-in mains fed shower having a rainwater shower head and hand held shower and glazed protective screen.

### Bedroom 2

11'1 x 10'6 approx (3.38m x 3.20m approx)

UPVC double glazed window to the rear, laminate flooring, ceiling light, radiator and TV point.

### Bedroom 3

10'7 x 10'6 approx (3.23m x 3.20m approx)

UPVC double glazed Georgian style box bay window to the front, laminate flooring, ceiling light and radiator.

### Bedroom 4

7'8 x 7'6 approx (2.34m x 2.29m approx)

UPVC double glazed Georgian style window to the front, laminate flooring, ceiling light, radiator and TV point.

### Bathroom

9'9 x 7'7 approx (2.97m x 2.31m approx)

Obscure UPVC double glazed window to the rear, extractor fan, ceiling light, vinyl flooring, shaver point, radiator, four piece suite comprising of a corner bath with hand held shower, pedestal wash hand basin with tiled splashback, low flush w.c., shower enclosure with a mains fed shower having a rainwater shower head.

### Outside

To the front of the property there is a large block paved drive for at least three vehicles with attractive shrubs, corner area, gate to the right hand side and next to the garage leading to the rear garden and courtesy lighting.

To the rear there are three Indian flagstone paved patio areas, lawned garden with fencing and hedged boundaries and established shrub borders for privacy. Outdoor plug sockets and courtesy lighting.

### Double Garage

16'6 x 15' approx (5.03m x 4.57m approx)

With remote controlled electric door, power and lighting, storage in the eaves and wooden personal door to the rear.

### Directions

Proceed out of Long Eaton along Derby Road and proceed through the village of Breaston and into Draycott. Turn left onto Sawley Road and The Pines can be found as a turning on the left hand side.

8973JG

### Council Tax

Erewash Borough Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 19mbps Superfast 80mbps Ultrafast 10000mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

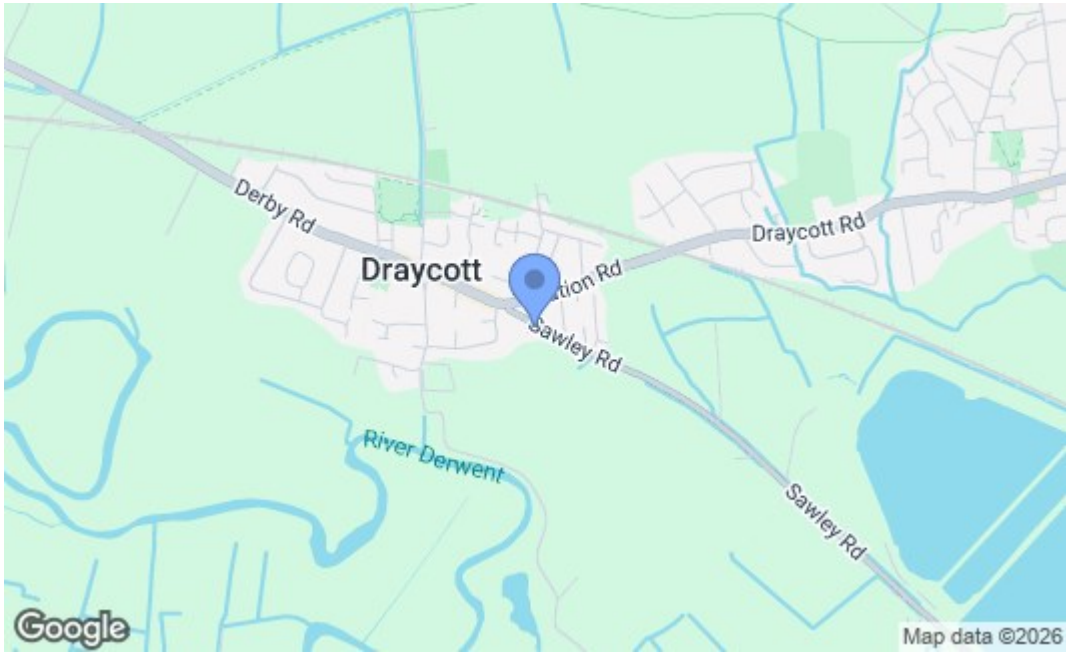
Flood Defenses – No

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		
(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.