



Draycott Road,  
Breaston, Derbyshire  
DE72 3DA

**O/O £400,000 Freehold**



THIS IS A LARGE THREE RECEPTION ROOM AND FIVE DOUBLE BEDROOM DETACHED COTTAGE STYLE PROPERTY POSITIONED ON A LARGE PLOT WHICH IS NOW IN NEED OF A FULL UPGRADE AND REFURBISHMENT PROGRAMME.

Being located on Draycott Road as you drive out of Breaston towards Draycott, this substantial property is being sold with the benefit of NO UPWARD CHAIN and is now ready for a complete refurbishment and upgrade programme to allow a new owner to stamp their own mark on their next property. The property has previously had two living areas as people will see when they view and for the size of the accommodation and privacy of the southerly facing rear garden to be appreciated, we recommend that people who are looking for a project take a full inspection so they can see all that is included in the property for themselves. The property is situated within easy reach of the centre of Breaston village which provides a number of local amenities and facilities and has over the years become a very popular and convenient semi-rural location in which to live.

The property is constructed of brick with render to the external elevations and the spacious accommodation derives the benefits of gas central heating and double glazing which as part of a refurbishment project is probably something that needs replacing. Being entered through the main entrance door at the side, the property includes a reception hall which has Georgian glazed doors leading to the main lounge at the front, there is a door leading to the inner hall which provides access to the separate dining room, a sitting room which has a fitted bar, panelling to one wall and French doors leading out to the rear garden and there is the breakfast kitchen which needs re-fitting and again has a glazed French door leading out to the rear. To the first floor the landing areas lead to two double bedrooms and a box room at the front and there is then a separate living area which could include three double bedrooms and the bathroom, which again needs re-fitting. Outside there is a lawned garden at the front, a drive extends down the right hand side of the property to the detached garage and there is access via the gate between the garage and cottage to the mature gardens at the rear which have patios, lawns, well planted borders and there are paths leading to the bottom of the garden where there is a seating area overlooking the Golden Brook.

The property is within walking distance of the centre of Breaston village where there are local shops, three pubs and a bistro restaurant, there are several coffee eateries, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside, there are excellent local schools for younger children and schools for older children can be found in Long Eaton and at Sandiacre 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 Door

The wooden entrance door with inset leaded glazed panels is positioned at the side of the property and provides access to:

### Reception Hall

Stairs with balustrade leading to the first floor with there being a shelved understairs storage cupboard, opaque glazed leaded window to the side, radiator with a shelf over, cornice to the wall and ceiling and Georgian glazed doors leading to the lounge and inner hall.

### Lounge

24'5 x 12'2 approx (7.44m x 3.71m approx)

Having two double glazed leaded windows to the front and a further double glazed leaded window to the side, feature Inglenook style fireplace with a wooden beam over and a quarry tiled hearth and fitted lights to either side of the fireplace, two radiators, the gas meter is housed in a double cupboard and the electricity meter and electric consumer unit are housed in a second fitted cupboard.

### Inner Hall

Having Georgian glazed doors leading to the kitchen, dining room and sitting room, radiator and cornice to the wall and ceiling.

### Dining Room

13'5 x 11'2 approx (4.09m x 3.40m approx)

Two double glazed leaded windows to the side, feature brick fireplace with quarry tiled hearth, radiator, plate rails to the walls and beams to the ceiling.

### Sitting Room

15'2 x 13'4 approx (4.62m x 4.06m approx)

This large third reception room is positioned at the rear of the property and has double opening, leaded double glazed French doors leading out to the rear garden, a double glazed leaded window to the side, there is a fitted bar with a copper surface at the front, shelving below and to the back wall and there is wood panelling to the wall behind the bar, two radiators, beams to the ceiling, plate rail to the walls, five wall lights, feature stone fireplace to one corner with a wooden mantle and tiled hearth.

### Kitchen

15'8 x 8'6 approx (4.78m x 2.59m approx)

The kitchen needs re-fitting and currently has wooden units and includes a double bowl sink with a drainer and mixer tap and a four ring hob set in an L shaped work surface with cupboards, drawers and space for an appliance below, matching eye level wall cupboards and display cabinets and a hood to the cooking area, double oven with cupboards above and below, tiling to the walls by the work surface areas, internal window to the hall with a plate rail above, radiator, beams to the ceiling, leaded double glazed French door leading out to the rear garden and a full height double glazed leaded window to the rear.

### Ground Floor Shower Room

Having a corner shower with an electric shower, tiling to two walls and a pivot glazed door with protective screen, pedestal wash hand basin and a low flush w.c., tiling to the walls by the sink and w.c. areas, Worcester Bosch boiler housed in a built-in cupboards and a radiator.

### First Floor Landing

The balustrade continues from the stairs onto the landing and there is a second landing which currently leads to the kitchen and sitting room which could both become bedrooms and a double bedroom.

### Bedroom 1

11'10 x 11'9 approx (3.61m x 3.58m approx)

Double glazed leaded window to the front with views over open fields, wardrobes and drawer units to either side of the bed position with cupboards over, two double wardrobes with cupboards over extending along a second wall, radiator and a wall light.

### Bedroom 2

12'8 x 12'2 approx (3.86m x 3.71m approx)

Double glazed leaded window to the front with views over open fields, radiator and two double fitted wardrobes.

### Office/Box Room

7'6 x 6'4 approx (2.29m x 1.93m approx)

Double glazed leaded window to the side and a radiator.

### Landing

This landing leads to separate living accommodation which could easily be converted into two further double bedrooms and an existing bedroom, there is a radiator, two wall lights, archway to the sitting area or bedroom and door to the kitchen/bedroom.

### Bedroom 3

14'7 x 8'6 approx (4.45m x 2.59m approx)

This room has in the past been used as a sitting area at first floor level and has a leaded double glazed window to the rear, a feature stone fireplace with plinths to either side and a beam to the wall above, beams to the ceiling and four wall lights.

### Bedroom 4

13'6 x 10'9 approx (4.11m x 3.28m approx)

Two double glazed windows to the side and a radiator.

### Bedroom 5

15'2 x 13'5 approx (4.62m x 4.09m approx)

Double glazed leaded windows to the rear and sides, open fireplace with a tiled surround and hearth, radiator, two wall lights and cornice to the wall and ceiling.

### Bathroom

The first floor bathroom is fully tiled and has a pink suite including a panelled bath with a tiled recess to one wall, low flush w.c. and pedestal wash hand basin, radiator, built-in cupboard, hatch to loft and an X-pelair fan.

### Outside

At the front of the property there is a lawn with a wall and hedge to the front boundary, there are double gates leading out to the road and the driveway extends down the right hand side of the property to the detached garage. There is outside security lighting at the side of the property and there is an access gate between the house and garage to the rear garden.

The rear garden is southerly facing and there is a patio leading onto lawns with mature borders to the sides, there are paths leading down towards the bottom of the garden with screening to the boundaries and there is a seating area at the bottom overlooking the Golden Brook which provides a lovely place to sit and enjoy outside living during warmer months. There is outside lighting at the rear and an external tap is provided.

### Garage

23'5 x 8'6 approx (7.14m x 2.59m approx)

The detached garage has double doors to the front, a door to the side and windows to the side and rear. At the side of the garage there is a covered storage area, a shed and potting shed which provides access through to the rear garden.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston and after going through the centre of Breaston the property can be found on the left hand side.

9105MP

### Council Tax

Erewash Borough Council Band F

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, Three, Vodafone, O2

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

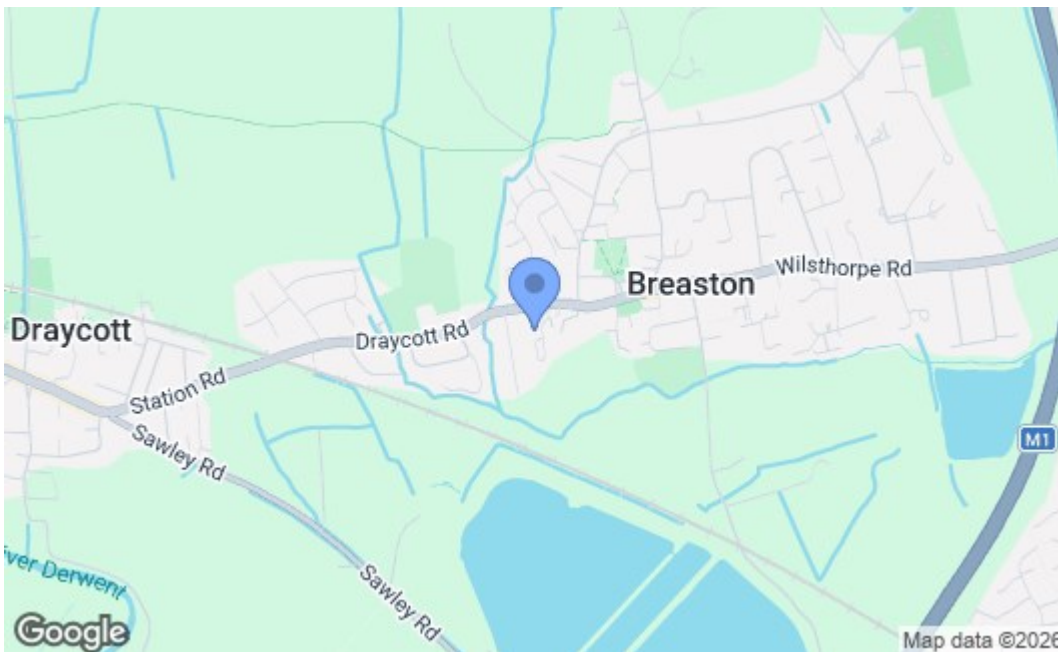
Any Legal Restrictions – No

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		63	
(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.