Robert Ellis

look no further...

Draycott Road,
Breaston, Derbyshire
DE72 3DA

O/A £285,000 Freehold

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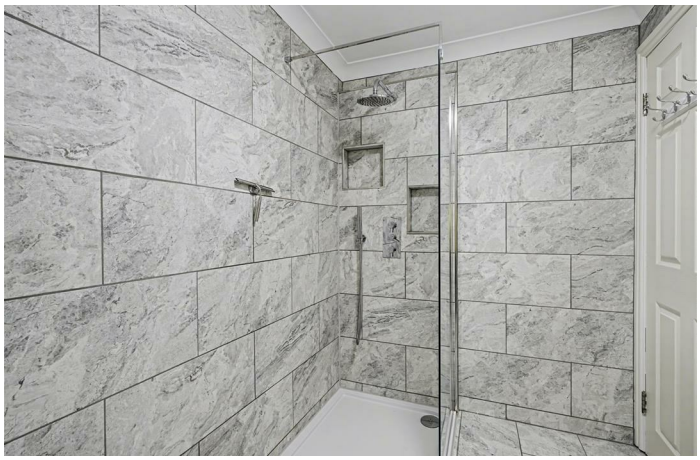
THIS IS A NEWLY BUILT THREE BEDROOM SEMI DETACHED PROPERTY WHICH IS SITUATED CLOSE TO THE HEART OF BREASTON VILLAGE.

Being set back from Draycott Road, this recently constructed property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom home which is close to excellent local amenities and facilities provided by Breaston and the surrounding area. For the size and layout of the accommodation and privacy of the south facing rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The house is only a few minutes walk away from the centre of Breaston village where there are various shops, pubs and a well regarded school for younger children.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. The accommodation includes a spacious reception hall with a ground floor w.c. off, the lounge is positioned at the rear and this has double opening, double glazed French doors to the private rear garden, the dining kitchen has ranges of wall and base units and integrated appliances, to the first floor the landing leads to two double bedrooms and a fully tiled main shower room and there is a further bedroom to the second floor which has an en-suite shower and w.c. Outside there is a brick built garage and block paved car standing at the front and at the rear an easily maintained garden which has recently had composite fencing installed to the three boundaries.

Breaston village centre is only a few minutes walk away where there are various shops, excellent schools for younger children, three local pubs, a bistro restaurant an several coffee eateries, schools for older children and more shopping facilities can be found in nearby Long Eaton where there is an Asda, Tesco, Lidl and Aldi stores, walks in the surrounding picturesque countryside, there are several local golf courses 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.



Front Door
UPVC front door with an arched opaque glazed panel and an outside light leading to:

Reception Hall
Tiled effect laminate flooring which extends into the kitchen, two radiators in decorative housings, stairs to the first floor and cornice to the wall and ceiling.

Ground Floor w.c.
Having half tiled walls with a white low flush w.c. and hand basin with a mixer tap and double cupboard under with a mirror to the wall above, wall mounted boiler, opaque double glazed window and tiled effect laminate flooring.

Lounge
14'1 x 9'3 approx (4.29m x 2.82m approx)
The lounge is positioned at the rear of the property and it has double opening, double glazed French doors and a double glazed window to the rear, radiator in a decorative housing, cornice to the wall and ceiling and carpeted flooring.

Dining Kitchen
11'8 x 10' approx (3.56m x 3.05m approx)
The kitchen is fitted with wood grain effect units and has a circular sink with a pre-wash mixer tap and a four ring hob set in a work surface which extends to two walls and has an integrated dishwasher, cupboards, oven and drawers below, upright integrated fridge/freezer, matching eye level wall cupboards with lighting under, hood over the cooking area, double glazed window to the front, cornice to the wall and ceiling, radiator in a housing, tiled effect laminate flooring, built-in understairs storage cupboard which has plumbing and a power point for an automatic washing machine, tiling to two walls where the washing machine would be positioned, tiled effect laminate flooring and cloaks hanging.

First Floor Landing
The balustrade continues from the stairs onto the landing, opaque double glazed window on the half landing, carpeted flooring, stairs with a balustrade leading to the second floor and a radiator.

Bedroom 1
14'2 x 8'3 approx (4.32m x 2.51m approx)
Two double glazed windows to the front, radiator, TV point, carpeted flooring and cornice to the wall and ceiling.

Bedroom 2
14'2 x 9'3 to 7'2 approx (4.32m x 2.82m to 2.18m approx)
Two double glazed windows with fitted vertical blinds to the rear, radiator, cornice to the wall and ceiling, two double wardrobes and a drawer unit, carpeted flooring and a TV aerial point.

Shower Room
The shower room is fully tiled and has a walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, two tiled recesses to one wall and a protective glazed screen, low flush w.c. and a hand basin with a mixer tap and two drawers below, chrome ladder towel radiator, double mirror fronted cabinet, electric shaver point, tiled flooring and an extractor fan.

Second Floor

Bedroom 3
15'9 x 14'2 to 6'2 plus shower area (4.80m x 4.32m to 1.88m plus shower area)
Double glazed window to the front, radiator, carpeted flooring in the bedroom area, TV aerial point and hatch to the loft.

Shower Area
There is a shower and w.c. off the second floor bedroom and this has a walk-in shower with a mains flow shower system, tiling to three walls and a glazed pivot door, hand basin with a mixer tap set on a surface with double cupboard and drawers beneath and a low flush w.c., laminate flooring and a Velux window to the sloping ceiling.

Outside
There is block paved parking for two vehicles next to the garage and a block paved pathway extending down the left hand side of the property to the rear and there is an outside water supply at the front of the house.

At the rear there is a block paved path to the rear of the house, an astroturf lawn and a further block paved area at the bottom of the garden where there is a composite shed and the garden is kept private by having composite fencing to the three boundaries.

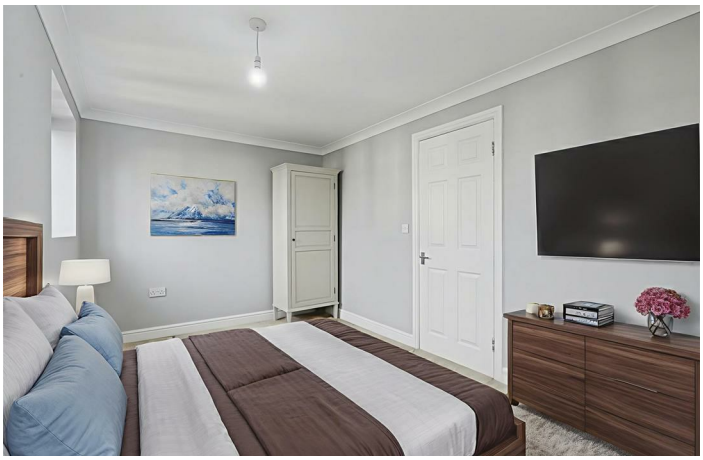
Garage
16' x 9' approx (4.88m x 2.74m approx)
The brick built garage has a tiled roof and is positioned in front of the house with a roller shutter door at the front and a half double glazed side door.

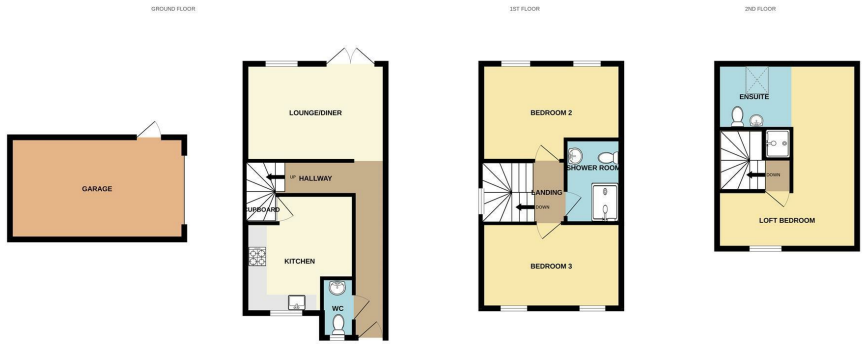
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston and after going through the centre of Breaston the property can be found as identified by our for sale board.
9013MP

Council Tax
Erewash Borough Council Band C

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, 02, Three, 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

Agents Notes
There are AI photos on this property





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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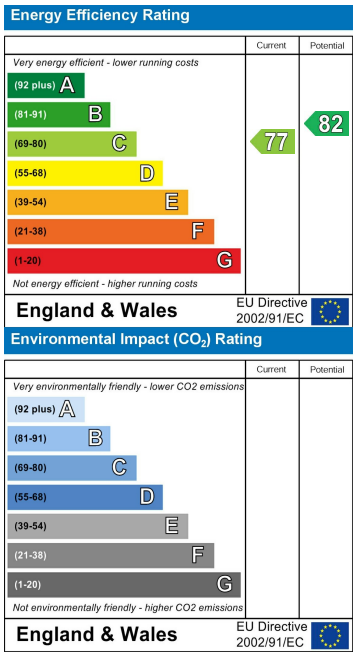

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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