

Derwent Grange | Derby Road | Draycott | Derbyshire | DE72 3PA

Robert Ellis
RESIDENTIAL



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Hallway

Entrance door to the front, double glazed window to the front, recessed lighting to the ceiling, oak panelled doors leading to the sitting room, bedroom r and a storage cupboard, two full height double cloaks cupboards with hanging space and shelving, underfloor heating and a personnel door to the garage.

Sitting Room

24'3 x 18'11 approx (7.39m x 5.77m approx)
Three double glazed windows looking into the courtyard and two double glazed windows to the gardens, painted polished floor with LED ambient lighting inset and underfloor heating, vaulted ceiling with exposed beams having ambient and recessed lighting, log stove set in a chimney breast with a glazed surround, four wall lights, aerial point and power point for a wall mounted TV on the slatted wall which also has a speaker surround system incorporated within the wall, there is a comms cupboard within the second slatted wall, exposed brickwork to two walls, oak doors to the main reception hall and inner hall where the stairs take you to the first floor and a concealed door taking you through into the living/dining kitchen.

Living/Dining Kitchen

39'10 x 18'9 overall approx (12.14m x 5.72m overall approx)

Living/Dining Area

18'10 x 18'9 approx (5.74m x 5.72m approx)
Slatted wall including a shelved drinks area with back lighting and antique mirrored panelling, aerial point and power point for a wall mounted TV which also has surround sound incorporated in the wall, two double glazed windows looking out to the courtyard and two further windows overlooking the garden, polished painted flooring with underfloor heating, LED lighting, vaulted ceiling with exposed beams and recessed lighting, exposed feature brickwork to one wall, lighting over the dining area and there are steps leading up into the kitchen area.

Kitchen Area

16'5 x 14'2 approx (5.00m x 4.32m approx)
Having a range of cream handle-less, soft closing units with contrasting darker coloured units to the central island with granite work surfaces and includes a sink with an Insinkerator water filter and boiling tap set in a granite L shaped work surface with cupboards, the corner cupboards having fitted carousels, an integrated dishwasher and drawers below, further granite work surface with two double cupboards beneath, two Neff ovens, warming drawer and a coffee machine incorporated in a range of units having drawers below and cupboards above, a full height integrated fridge and freezer either side of the ovens, Neff induction hob set in a central island which has a granite surface, seating at one end and there are wide drawers and cupboards below with an extractor hood over the cooking area and USB points incorporated in power points below the work surface area, full height corner cupboards with carousels and a shelved pantry cupboard with pull out drawers and fitted shelving, double glazed windows to the rear and side, a door with an inset glazed panel leading out to the side, there is exposed brickwork within the kitchen area and polished painted flooring with underfloor heating.

Utility Room

10'2 x 7'5 approx (3.10m x 2.26m approx)
Having wood finished units with brushed stainless steel fittings, a stainless steel sink with a mixer tap set in a work surface with spaces for a washing machine and tumble dryer and a cupboard below, upright shelved double cupboard, matching eye level wall cupboards, double glazed window to the rear, extractor fan, wood panelled door with inset glazed panel leading out to the rear garden, tiling to the walls by the work surface areas, oak panelled door leading to the plant room where the gas boiler, hot water storage tank and manifolds for the underfloor heating system are located and polished painted flooring with underfloor heating.

Inner Hallway

Stairs with LED lighting leading to the first floor, double glazed window to the front, recessed lighting to the ceiling and polished painted flooring with underfloor heating.

Lounge

30'4 x 15'4 overall (9.25m x 4.67m overall)
A full height double glazed window with fitted blinds looking over the courtyard and two double opening, double glazed bi-fold doors leading out to the gardens at the rear, Indian sandstone flooring with underfloor heating, there is an open full height vaulted ceiling with exposed beams and recessed lighting

and the landing to the first floor has a floating glazed balustrade and extends across the side of this room. Slatted panelling to one wall with an aerial and power point for a wall mounted TV, there are feature slit windows to the front and a full height double glazed window to the rear, recessed lighting to the ceiling, underfloor heating and exposed brickwork to the walls.

Ground Floor w.c.

Having a leather effect wallpaper, a low flush w.c. with a concealed cistern and shelf over, a wall mounted hand basin with mixer taps, recessed lighting to the ceiling and painted polished flooring with underfloor heating.

Family Room

15'9 x 14'8 approx (4.80m x 4.47m approx)
Two double glazed windows looking into the courtyard, exposed brickwork to three walls, oak flooring with underfloor heating, recessed lighting to the ceiling and double opening glazed doors leading into:

Bedroom 5

15'7 x 11'4 approx (4.75m x 3.45m approx)
Two double glazed windows, exposed brickwork to one wall, beams and recessed lighting to the ceiling, hatch to the loft, oak doors to the hall which take you to the stairs leading to the first floor above this part of the property, aerial point and power point for a wall mounted TV and underfloor heating.

En-Suite

Shower with a mains flow shower system, tiling to three walls, sliding glazed door and protective screen, pedestal wash hand basin with a mixer tap and a low flush w.c., tiled flooring with underfloor heating, recessed lighting to the ceiling, extractor fan and exposed brickwork to one wall.

First Floor Landing

Two sky light windows to the ceiling, two radiators, four wall lights, built-in storage cupboard and oak panelled doors leading to the bedrooms, exposed brickwork to part of one wall, a double glazed window to the rear and there is the extended landing which provides access to the third bedroom and this overlooks the lounge on the ground floor and has a floating glazed balustrade.

Bedroom 1

14'6 x 11'2 plus wardrobes (4.42m x 3.40m plus wardrobes)
Double glazed French doors with a Juliette balcony to the side, low level double glazed window to the rear overlooking the gardens, vaulted ceiling with feature slit windows to the wall above the French doors, exposed brickwork, feature cast iron radiator, three double built-in wardrobes providing hanging space, shelving and drawers and double opening doors leading to:

En-Suite Bed 1

18'1 max x 7'4 approx (5.51m max x 2.24m approx)
Having a large walk-in shower with a mains flow shower system with a gold rainwater shower head and hand held shower and fittings, tiling to two walls, tiled flooring and a protective glazed screen, gold towel radiator at one end of the shower, two hand basins with gold fittings set on a surface with drawers below, low flush w.c. with a concealed cistern, fitted dressing table with drawers below and a circular mirror and lighting to the wall above, recessed lighting to the ceiling, a second gold towel radiator, tiled flooring, vaulted ceiling with an exposed beam, recessed lighting and two drop lights, there is exposed brickwork to two walls and a large walk-in storage cupboard with lighting.

Bedroom 2

15'1 x 12'4 approx (4.60m x 3.76m approx)
Two double glazed windows, vaulted ceiling with an exposed beam and recessed lighting, range of built-in wardrobes with shelving, hanging space and drawers, fitted dressing table with drawers under and a mirror with lighting around to the wall above, exposed brickwork, radiator, an internal window with fitted blinds to the lounge and an oak door leading to:

En-Suite Bed 2

Being half tiled with a large walk-in shower having a mains flow shower system, tiling to three walls and a glazed sliding door with protective screen, pedestal wash hand basin with a mixer tap and a mirror fronted cabinet to the wall above, low flush w.c., recessed lighting to the ceiling, tiled flooring and a chrome ladder towel radiator.

Bedroom 3

15'10 x 10'4 approx (4.83m x 3.15m approx)
Double glazed window with fitted blind with feature glazed slit windows in the rear wall with exposed brickwork to two walls, radiator, beams and recessed lighting to the vaulted ceiling, oak door to a walk-in wardrobe/storage cupboard and an oak door to:

En-Suite Bed 3

Being half tiled with a large walk-in shower having a mains flow shower system, panelling to three walls and a sliding glazed door with protective screen, pedestal wash hand basin with a mixer tap and a mirror fronted cabinet to the wall above, low flush w.c., chrome ladder towel radiator, double glazed window with fitted blind, recessed lighting to the ceiling, extractor fan and tiled flooring.

Bedroom 4

23'2 x 15' max approx (7.06m x 4.57m max approx)
This large additional bedroom is accessed from the ground floor bedroom or sitting room where there are doors leading to a hall that take you to the stairs to this first floor room and to this large room has two Velux windows and exposed beams.

Outside

Electric gates provide access to the driveway where there is parking for a number of vehicles and lawned gardens. A Indian sandstone pathway runs along the side of the property and along the rear to a patio area which has a low level wall. There is a large, recently constructed storage facility and the garden room.

Steel Shed

27' x 8'4 approx (8.23m x 2.54m approx)
A reinforced shed sat on a concrete base with steel and wooden cladding to the exterior, light and power.

Garden Room/Office

14'7 x 8'9 approx (4.45m x 2.67m approx)
Decking at the front and side, four panel bi-folding door system, boarding to the internal walls, laminate flooring, CAT 5, lighting and power points.

Garage

18'2 x 18'6 approx (5.54m x 5.64m approx)
Double garage with an electrically operated up and over door and personnel door to the front, EV charging point, two double glazed windows, a wall mounted comms unit, power and lighting is provided, there is an electric consumer unit and a feature apex beam to the vaulted roof.

Directions

Proceed out of Long Eaton along Derby Road and through the villages of Breaston and Draycott. Once passing through village centre and Gypsy Lane on the right hand side, Derwent Manor and Derwent Grange can be found on the right hand side.
8785AMMP

Council Tax

Erewash Borough Council Band G

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 21mbps
Phone Signal – EE, 02, Vodafone, Three
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 is a further paddock available by separate negotiation, size to be confirmed.



Derwent Grange is an impressive detached barn conversion, originally forming the outbuildings to Derwent Manor. Expertly converted around 20 years ago and fully refurbished to an exceptional standard six years ago, this impressive home extends to over 4,300 sq ft of beautifully appointed accommodation across two floors, seamlessly combining character features with contemporary luxury.

The property offers outstanding ground floor living space, making it ideal for both family life and entertaining. Finished to a high specification throughout, the accommodation comprises an inviting entrance hall leading to a stunning sitting room with a vaulted ceiling, exposed beams and ambient lighting. The impressive open-plan living/dining kitchen is fitted with integrated appliances, complemented by dining and seating areas, surround sound system, bespoke drinks display, Emma Shipley bespoke curtains and blinds and feature Buster and Punch light fittings. A utility room and ground floor WC are accessed from an inner hallway, while a family room opens through glazed double doors into the lounge.

The first floor offers four generous double bedrooms, each with its own en-suite shower room. The principal suite enjoys an



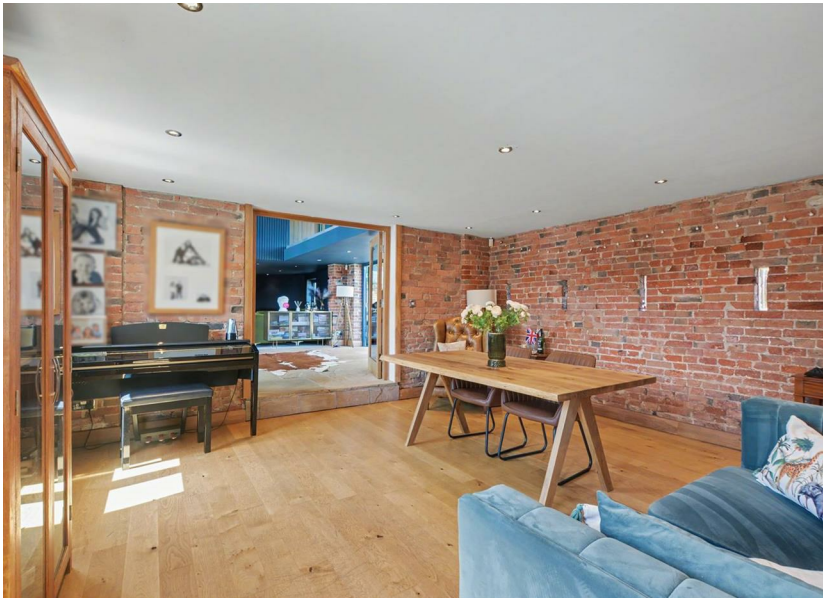
en-suite featuring a large walk-in shower, twin wash basins and WC. A fifth double bedroom is located on the ground floor, also with an en-suite shower room. An integral double garage with an electric up-and-over door provides direct access into the property. The grounds include a substantial steel shed, attractive garden room, generous patio and a large lawned garden with stunning views across the surrounding countryside, perfectly complementing the property's tranquil rural location.

The property is within a short drive of Borrowash where there is a Co-op store, a quality butchers, fishmongers and a Bird's bakery, there are schools for younger children in Draycott and Breaston and there is also The Elms and Trent College independent schools in Long Eaton with the Wilsthorpe Academy in Long Eaton and Friesland school in Sandiacre for older children, there are healthcare and sports facilities, which include 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, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and many other East Midlands towns and cities.





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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 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	

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.

Robert Ellis
ESTATE AGENTS

