

## Woodlands Park Hopwell Road, Draycott, Derby, DE72 3SD

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Price £1,000,000

Freehold

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- Beautiful Detached Property
- Four Reception Rooms
- Living Kitchen/Dining & Utility
- Five Bedrooms
- Two En-suites & Family Bathroom
- Delightful Private Gardens
- Sweeping Driveway with Electric Gates
- Large Double Garage
- Warm South Facing Aspect
- Exclusive Gated Development Set Within 10 Acres





## Summary

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Brookfield House - A unique and extremely spacious five bedroom family home situated within an exclusive gated development enjoying beautifully private gardens surrounded by open countryside located between Derby and Nottingham. ( Derby 7 Miles - Nottingham 10 Miles - M1 Motorway 6 Miles )

# F&C

## **The Location**

Woodlands Park is situated in an idyllic countryside position with easy access to Ockbrook, Risley, Breaston and Borrowash. This exclusive gated development of ten homes is set within 10 acres of beautifully manicured communal grounds and includes a two acre paddock and fruit orchard.

Excellent schooling is ready accessible with Trent College being within close proximity. There are many shops and supermarkets close by and further facilities available at Pride Park in Derby and Long Eaton along with many recreational facilities including golf courses and West Park Leisure Centre.

The location offers fast access onto the A52 leading to the M1 motorway, convenient for Derby, Nottingham, Leicester and East Midlands Airport.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

24'0" x 4'10" (7.34 x 1.48)

With front entrance door with feature panelled glass side windows, radiator, coving to ceiling with ceiling rose, dado rail and staircase leading to first floor landing with granite stairs and original balustrade.

#### **Spacious Sitting Room**

21'10" x 17'1" (6.67 x 5.21)

With high pitched ceiling, radiators, coving to ceiling with ceiling rose, tv point, uPVC double glazed windows overlooking garden, double doors opening into breakfast kitchen and door giving access to hallway.



### Living Kitchen/Dining Room

18'10" x 11'7" (5.75 x 3.55)

Fitted with a range of matching wall and base units with granite worksurface over, sink drainer unit with mixer tap, gas hob with cooker hood, integrated electric oven, integrated dishwasher, space for American style fridge/freezer, wine rack, double radiator, limestone flooring, recessed lighting, dado rail, uPVC double glazed windows overlooking garden and door giving access to garden room.



### Dining Room

16'10" x 11'7" (5.15 x 3.54)

With superb feature stone fireplace with inset electric fire, marble hearth and mirror over, double radiator, high pitched ceiling, coving to ceiling, wall lights, three uPVC double glazed windows overlooking gardens and double doors giving access to hallway.



### **Charming Garden Room**

13'4" x 11'7" (4.08 x 3.55)

With honed limestone flooring, double radiator, power points, recessed lighting, uPVC double glazed windows overlooking garden, uPVC French doors opening onto decking area and stairs leading to games room.



### **Games Room**

19'7" x 11'4" (5.97 x 3.46)

With multi fuel burner, radiator, wall lights, escape hatch window and open plan access to storage area.

### **Utility/Laundry Room**

11'4" x 7'6" (3.46 x 2.29)

With feature high ceiling, stainless steel sink drainer unit, roll edge worksurface over, plumbing for automatic washing machine, space for fridge/freezer, wall mounted condensing central heating boiler, radiator and uPVC double glazed windows overlooking garden.

### **Downstairs Cloakroom/WC**

With low level WC, wash handbasin, radiator, fully tiled walls, tiled flooring and uPVC obscure double glazed window.

### **First Floor**

#### **Galleried Landing**

With access to large loft space (offering potential to convert to an additional bedroom) with power and lighting via pull down ladder, high pitched ceiling, coving to ceiling with ceiling rose, dado rail, radiator, uPVC double glazed window and doors giving access to all five bedrooms and family bathroom.

#### **Bedroom One**

17'10" x 12'0" (5.44 x 3.68)

With a range of fitted wardrobes, radiator, high pitched ceiling with two double glazed Velux style windows, uPVC double glazed window overlooking gardens and door giving access to en-suite shower room.



### **En-Suite**

5'6" x 5'0" (1.69 x 1.54)

Recently refitted with walk-in shower cubicle with rainfall shower and additional shower attachment, low level WC, vanity unit with handbasin with mixer tap and storage, heated towel rail/radiator, fully tiled walls, tiled flooring, recessed lighting, extractor fan and uPVC obscure double glazed window.



### **Bedroom Two**

14'2" x 8'3" (4.33 x 2.53)

With built-in wardrobes, high pitched ceiling, radiator, two uPVC double glazed windows overlooking gardens and door giving access to en-suite shower room.

### **En-suite**

7'5" x 4'7" (2.27 x 1.42)

Fitted with a three-piece suite comprising shower cubicle with shower over, low level WC, wash handbasin, radiator, Villeroy & Boch tiles, recessed lighting, extractor fan and uPVC double glazed oriel bay window.

### **Bedroom Three**

12'0" x 8'2" (3.67 x 2.51)

With built-in wardrobes, high pitched ceiling, radiator and uPVC double glazed window overlooking gardens.

### **Bedroom Four**

12'0" x 9'4" (3.66 x 2.87)

With fitted wardrobes, high pitched ceiling, radiator and uPVC double glazed window overlooking gardens.



### **Bedroom Five**

12'0" x 8'3" (3.66 x 2.53)

With fitted wardrobes, high pitched ceiling, radiator and uPVC double glazed window overlooking gardens.

## Family Bathroom

10'11" x 5'9" (3.33 x 1.76)

Fitted with a four-piece suite comprising roll top bath with mixer tap and shower attachment, low level WC, shower cubicle with rainfall shower, fully tiled walls, tiled flooring, wall mounted fitted mirrored cabinet, shaver point, recessed lighting, extractor fan and obscure uPVC double glazed window.



## Delightful Private Gardens

The property is an extensive mature landscaped garden mainly laid to lawn with hedges, box ball plants, mature fruit trees, additional three specimen trees, mature tree boundary including Acer, Red Oak and variegated Acer, seating area with glass stainless steel summer house, feature brick wall boundary and further secluded paved patio area with various lighting points. With areas laid to lawn, slate beds, vegetable patch, two greenhouses, summer house, side door giving access to garage, outside tap, two seating areas and mature trees with a walled and fence panelled boundary.



## Sweeping Driveway

The property is approached by an on and off driveway with two sets of electric gates providing off road parking for many vehicles with two feature outdoor lights, leading to front entrance with feature tiled storm canopy with wall lights below and clay tiles.



### **Double Garage**

18'9" x 18'8" (5.72 x 5.71)

With electric up and over doors, power and lighting.



### **Solar Panels**

The property has the benefit from 16 solar panels.

### **Special Note - Private Communal Grounds**

This exclusive gated development of ten homes is set within 10 acres of beautifully manicured communal grounds and includes a two acre paddock and fruit orchard.

There is a maintenance fee of £100 per month which includes the maintenance of the communal grounds, lighting, roads, hedges, grass and electric gates. All residents have a share of the management company.

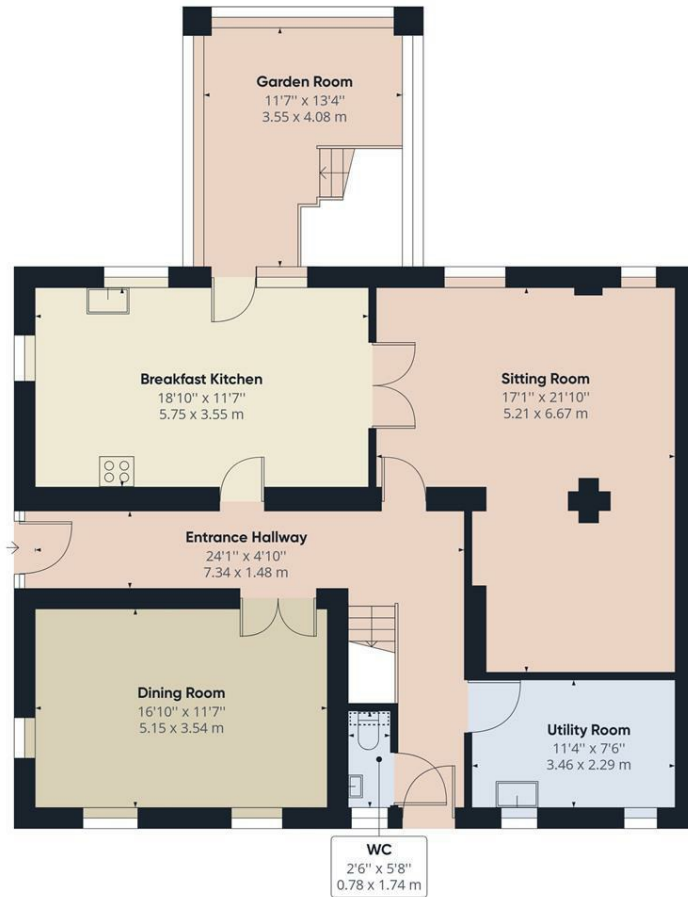


### **Council Tax Band - G**

Erewash - Band G







Floor 0 Building 1

Approximate total area<sup>(1)</sup>

1173.62 ft<sup>2</sup>  
109.03 m<sup>2</sup>

Reduced headroom

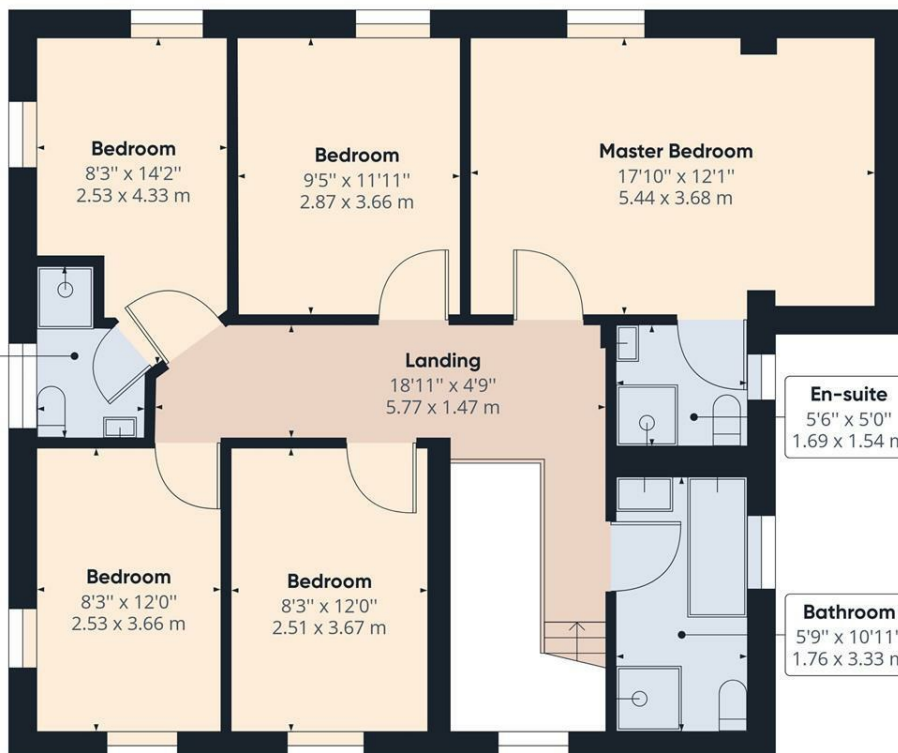
1.87 ft<sup>2</sup>  
0.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1 Building 1

Approximate total area<sup>(1)</sup>

879.29 ft<sup>2</sup>  
81.69 m<sup>2</sup>

(1) Excluding balconies and terraces

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Brookfield House  
Woodlands Park Hopwell Road  
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Council Tax Band: G  
Tenure: Freehold

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

