

HoldenCopley

PREPARE TO BE MOVED

Villa Street, Draycott, Derbyshire DE72 3PZ

Guide Price £220,000

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GUIDE PRICE: £220,000 - £240,000

IDEAL FOR FIRST TIME BUYERS...

This well presented three-bedroom semi-detached house is ideal for a range of buyers, particularly first-time purchasers looking to get onto the property ladder. Tucked away in a quiet cul-de-sac, this home offers peace and privacy while being situated in the popular village of Draycott. The location benefits from fantastic access to local amenities, great schools, and convenient transport links. With both Derby and Nottingham easily accessible via the A52 and M1, and nearby rail connections at Long Eaton and Derby stations, Draycott is perfect for commuters and families alike. Local shops, cafes, and green spaces – including St. Chad's Water Nature Reserve – are all within easy reach. Internally, the ground floor comprises an entrance hall, a spacious living room featuring a gas fireplace and double French doors opening out to the rear garden, and a fitted kitchen diner ideal for entertaining. A useful storage garage adds further practicality. Upstairs, the first floor hosts three well-proportioned bedrooms, a shower room, and access to a boarded loft, offering excellent additional storage or potential for conversion. Externally, the property boasts a gated driveway providing off-road parking for two vehicles. To the rear, enjoy a private south-facing garden with a block-paved patio, perfect for outdoor dining, complete with an electric awning operated by remote control – ideal for year-round enjoyment.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen-Diner
- Shower Room
- Off-Road Parking
- Garage
- Private Low Maintenance South-Facing Rear Garden
- Popular Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'0" x 5'10" (max) (4.58m x 1.79m (max))

The entrance hall has laminate flooring, carpeted stairs, a radiator, a dado rail, a built-in cupboard and a single composite door providing access into the accommodation.

Living Room

14'6" x 14'6" (max) (4.44m x 4.44m (max))

The living room has laminate flooring, a radiator, a gas fireplace with a decorative surround, a dado rail, coving and UPVC double French doors providing access out to the garden.

Kitchen-Diner

14'6" x 9'8" (4.43m x 2.95m)

The kitchen-diner has a range of fitted base and wall units with worktops, an electric double oven, a dishwasher, a gas hob with an extractor hood, space and plumbing for a washing machine, space for two under the counter fridges and a freezer, a sink and a half with a drainer and a swan neck mixer tap, laminate flooring, a dado rail, partially tiled walls, coving, recessed spotlights and a UPVC double-glazed window to the front elevation.

Garage

8'1" x 6'10" (2.48m x 2.09m)

The garage has fitted wall units and an up and over garage door.

FIRST FLOOR

Landing

10'1" x 8'7" (max) (3.09m x 2.62m (max))

The landing has laminate flooring, a built-in cupboard, a dado rail, recessed spotlights, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

14'4" x 9'10" (max) (4.38m x 3.01m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, a built-in cupboard, built-in over the head cupboards, two double wardrobes and drawers and coving.

Bedroom Two

10'9" x 6'7" (max) (3.28m x 2.01m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator and coving.

Bedroom Three

9'4" x 7'6" (max) (2.86m x 2.31m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator and a fitted triple wardrobe.

Shower Room

5'3" x 6'11" (max) (1.62m x 2.13m (max))

The shower room has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with an electric shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a gated driveway, decorative stones, mature shrubs, courtesy lighting, space for an electric vehicle charging point and a single gate providing rear access.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, a block paved patio, an electric awning, courtesy lighting and decorative stones.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 10000 Mbps (Highest available download speed)

10000 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

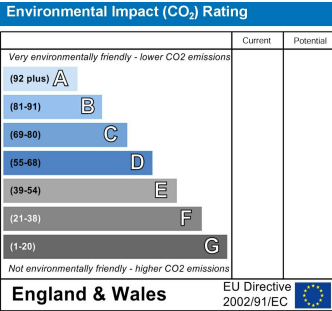
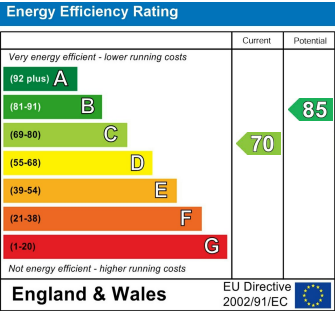
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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