Robert Ellis

look no further. . .

Market Street,
Draycott, Derbyshire
DE72 3NB

O/O £230,000 Freehold

A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOME, SITUATED WITHIN THE HIGHLY REGARDED VILLAGE OF DRAYCOTT.

Robert Ellis are delighted to bring to the market this superb semi detached property, being sold with NO UPWARD CHAIN, which is presented to an excellent standard throughout and offers stylish, well-planned accommodation. The property benefits from gas central heating, double glazing and a recently replaced roof (approx 2023), two reception rooms, providing flexible living and dining space, along with a modern kitchen fitted with integrated appliances.

To the first floor there are two well-proportioned bedrooms, with the second bedroom enjoying the added luxury of an en-suite and there is a separate bathroom. An internal viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Draycott has a number of local shops and schools for younger children while there are further shopping facilities found in the two adjacent villages and Long Eaton where there are Asda, Tesco and Aldi stores as well as many retail outlets, there are schools for younger children in Draycott with schools for older children including Friesland School in Sandiacre and The Wilsthorpe Academy in Long Eaton being within easy reach, 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, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Lounge
11'7 x 12'1 approx (3.53m x 3.68m approx)
Wooden door to the front, double glazed window to the front, cast iron effect radiator, storage cupboards and LVT flooring.

Dining Room
15'3 max x 11'8 approx (4.65m max x 3.56m approx)
Double glazed window to the rear, stairs to the first floor, radiator, LVT flooring and open to:

Kitchen
13'11 x 6'8 approx (4.24m x 2.03m approx)
Wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, four ring induction hob with extractor over, integrated fridge freezer, integrated dishwasher, integrated washing machine, LVT flooring, double glazed window to the side, radiator.

First Floor Landing
Sash window to the side, loft access hatch and doors to:

Bedroom 1
12'2 x 11'8 approx (3.71m x 3.56m approx)
Two double glazed window to the front, radiator.

Bedroom 2
8'7 x 12'2 approx (2.62m x 3.71m approx)
Double glazed window to the rear, radiator and sliding door to:

En-Suite
Low flush w.c., wash hand basin, single shower cubicle with wall mounted electric shower, extractor fan, LVT flooring, wall mounted vertical towel rail.

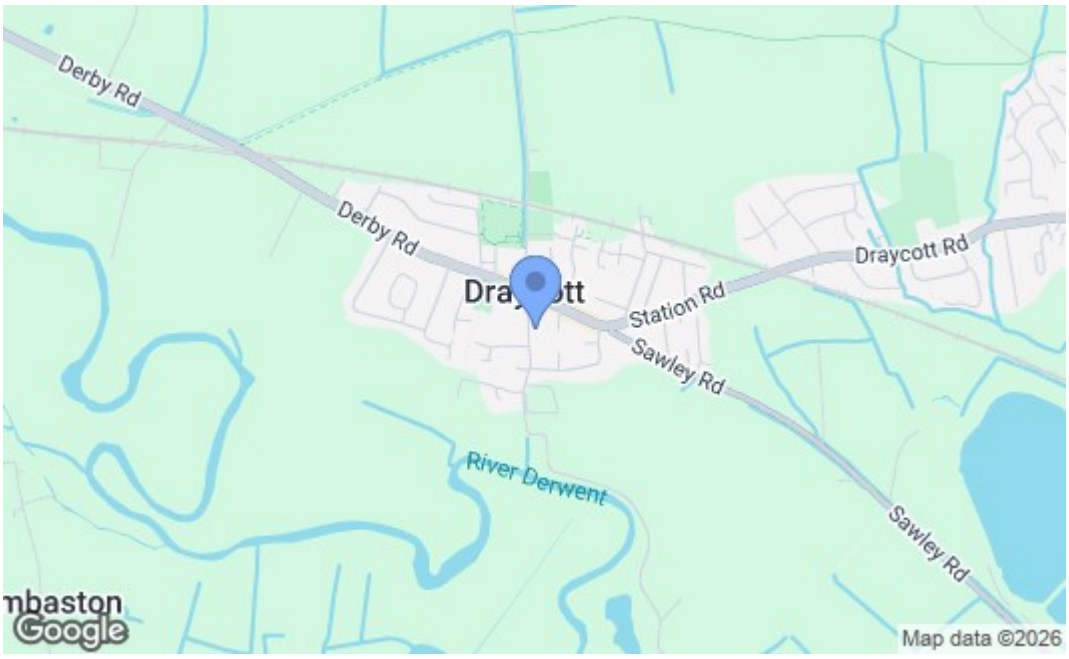
Bathroom
Low flush w.c., double glazed window to the rear, free standing bath, wash hand basin, part tiled walls, ceiling spotlights.

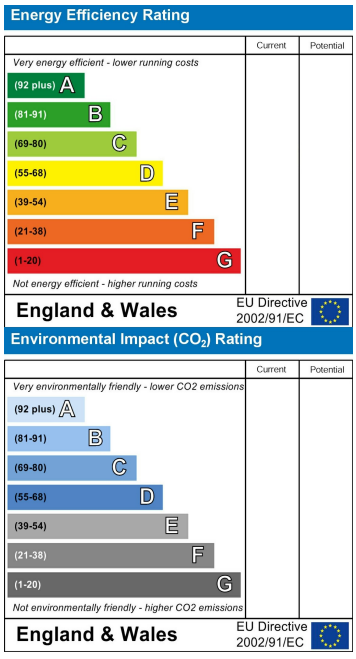
Outside
To the rear of the property there is a landscaped garden with railway sleepers, lawned garden, enclosed with panelled fencing and shrubby to the borders.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston and into Draycott. On entering Draycott turn left into Market Street and the property can be identified by our for sale board.
9053CO

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 18mbps Superfast 80mbps Ultrafast 2000mbps
Phone Signal – EE, 02, 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





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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