Robert Ellis

look no further...

South Street,
Draycott, Derbyshire
DE72 3PP

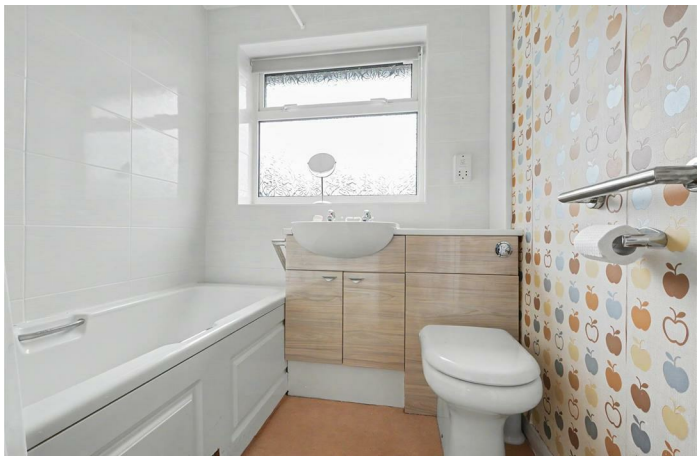
£249,995 Freehold

A WELL PRESENTED TWO BEDROOM LINK-DETACHED BUNGALOW WITH LOW MAINTENANCE GARDENS TO THE FRONT AND REAR, A DRIVE AND GARAGE WITH THE PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to be instructed to market this well presented bungalow in the heart of this idyllic Derbyshire village. The property is constructed of brick and benefits from gas central heating and double glazing and will suit a wide range of buyers who are looking to live in this semi rural location, for the size and layout and privacy of the rear garden to be appreciated a viewing is highly recommended.

In brief the accommodation comprises of an entrance hallway, kitchen with wall and base units, lounge with a log burning stove and a door leading to the rear garden, a bathroom with a shower over the bath and two double bedrooms, with the main bedroom benefiting from having a range of fitted wardrobes. Outside there is a driveway providing off street parking and access to the garage and a private garden area to the front. To the rear there is a low maintenance, fully enclosed private and sunny garden with a potting shed providing access to the rear of the garage.

Draycott is a most sought after award winning village situated between Nottingham and Derby which has a number of local shops with further shopping facilities found in the adjacent villages of Breaston and Borrowash where there are Co-op stores with an Asda, Tesco, Lidl and Aldi stores and many other retail outlets being found in Long Eaton, walks in the surrounding picturesque countryside including St Chads, healthcare and sports facilities including several local golf courses 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.



Entrance Hall
A half double glazed double glazed UPVC front door providing access to the reception hall door, vinyl flooring, radiator, access hatch to the loft and doors to:

Kitchen
9'7 x 7'8 approx (2.92m x 2.34m approx)
Having a double glazed window to the front and a UPVC double glazed door leading out to the side of the bungalow and being fitted with a stainless steel sink with a double cupboard below, a wood grain effect work surface with drawers, cupboard and space for a dishwasher below, spaces for an automatic washing machine, an upright oven, a fridge and freezer, matching eye level wall cupboards, a wall mounted Worcester Bosch boiler and programmer and a radiator.

Lounge
12'1 x 14' approx (3.68m x 4.27m approx)
Having a double glazed window and a double glazed door leading out to the rear garden, a multi fuel stove set in a chimney breast with a wooden surround and a tiled hearth and a radiator.

Bedroom 1
8'8 plus wardrobes x 12'4 approx (2.64m plus wardrobes x 3.76m approx)
Having a double glazed window to the rear, wardrobes with sliding doors providing hanging space and a radiator.

Dining Room/Bedroom 2
9'8 x 7'6 approx (2.95m x 2.29m approx)
Having a double glazed window to the front and a radiator

Bathroom
5'5 x 5'3 approx (1.65m x 1.60m approx)
The bathroom has been refitted over recent years and has a white suite including a panelled bath with chrome handrails a mains flow shower over and tiling to two walls, a hand basin set on a surface with a double cupboard below and a low flush W.C. with a concealed cistern, a double opaque glazed window with a fitted blind, an electric shaver point and a wall mounted fan heater.

Outside
The property is set back from the road with a private patio area with hedging to the front boundary, a gate to the right hand side of the bungalow providing access to the rear, there is an outside light and an external tap and a drive in front of the garage.

The rear garden offers a lovely, private and sunny place to enjoy outside living with the garden being mainly lawned with borders to the sides and is fully enclosed with fencing, walls and natural screening to the boundaries and at the rear of the garage there is a potting shed/ storage area.

Garage
The adjoining garage has an electrically operated roller shutter door to the front, access to the storage area at the rear and power and lighting is provided in the garage.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the village of Breaston and into Draycott. Turn left onto Market Street and South Street can be found on the left with the property on the left hand side.
9237MP

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 17mbps 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

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ESTATE AGENTS

GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.

TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

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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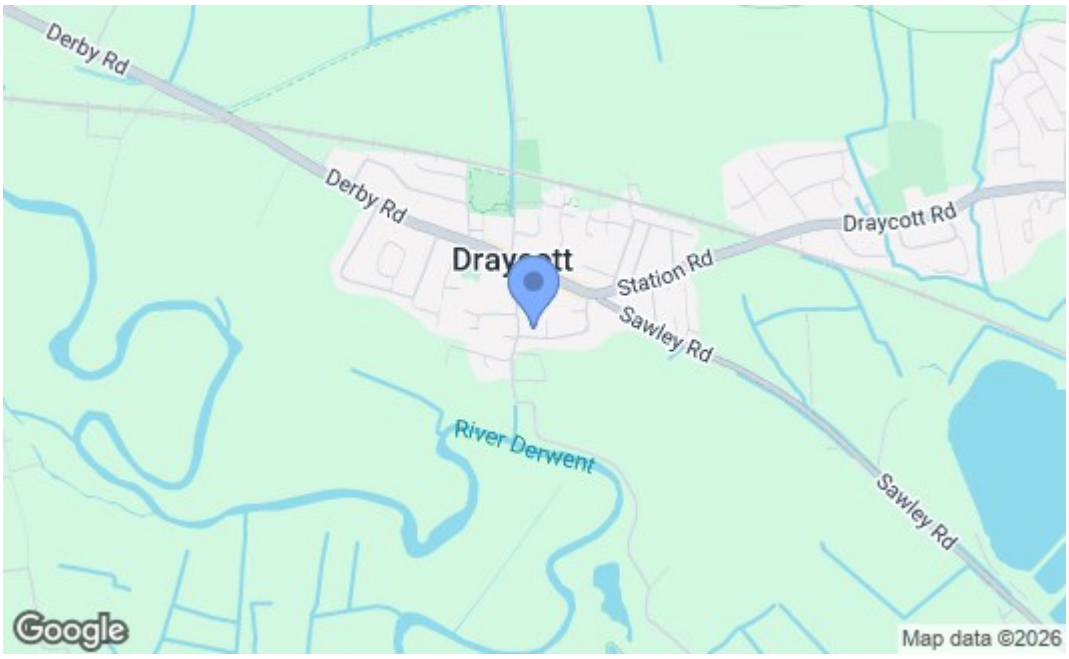

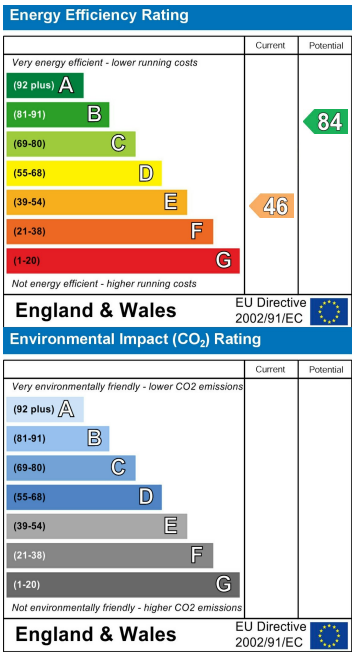

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