



St. Chads Close,  
Draycott, Derbyshire  
DE72 3PF

**O/O £185,000 Freehold**





A TRADITIONAL THREE BEDROOM MID TERRACE PROPERTY WHICH OFFERS AN IDEAL FIRST TIME BUYER OPPORTUNITY, READY FOR A BUYER TO MAKE THEIR OWN MARK IN THE HEART OF DRAYCOTT WITH BLOCK-PAVED DRIVEWAY AND SERENE, PRIVATE GARDEN

Being situated in the heart of this lovely village, this THREE BEDROOM mid property offers ideal scope for improvement works by prospective purchasers. With potential to open up the kitchen diner making this a great open-plan room, it's an ideal purchase. The property offers excellent living accommodation divided over two floors with good size bedrooms and living space. For the full size and extent of the property to be fully appreciated, we highly recommend all interested parties book a viewing for themselves.

The property is constructed of brick to the external elevations all under a tiled roof and in brief the accommodation comprises of entrance hallway, dual aspect living room, dining room open to the kitchen with a rear lobby area to the back door. To the first floor there are three bedrooms and family shower room. The property also benefits from having a block paved driveway to the rear, accessed off Holly Close and a well established front garden with new patio and paths.

The property is positioned within walking distance of all the local shops and schools for younger children provided by Draycott whilst those found in the nearby village of Breaston, Borrowash and Long Eaton area also within easy reach as are schools for older children, there are health care and sports facilities, walks in the surrounding countryside and excellent transport links including J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 providing direct access to Nottingham and Derby. Viewing highly recommended to fully appreciate the accommodation on offer. Selling with the benefit of NO UPWARD CHAIN.



### Entrance Hall

4'6 x 6'8 approx (1.37m x 2.03m approx)

UPVC double glazed door with inset obscure glazed panel, UPVC double glazed window to the front, ceiling light, laminate flooring, stairs to the first floor and doors to:

### Rear Hall

3'4 x 15'3 approx (1.02m x 4.65m approx)

Vinyl flooring, wall light and leading through to:

### Open Plan Kitchen Diner

### Dining Area

11'7 x 9'9 approx (3.53m x 2.97m approx)

UPVC double glazed window to the rear, vinyl flooring, double radiator, ceiling light, wall and base units with breakfast bar overhang, space for stools, display cabinets.

### Kitchen Area

11'4 x 5'9 approx (3.45m x 1.75m approx)

UPVC double glazed window to the rear, vinyl flooring, ceiling light, wooden wall, drawer and base units with corner space and work surface, roll edged work surfaces, stainless steel inset sink and drainer with swan neck mixer tap, tiled splashbacks, space for an automatic washing machine, four ring gas hob with extractor over, built-in oven, open to the rear hall and dining area.

### Lounge

10'2 x 15'8 approx (3.10m x 4.78m approx)

Dual aspect room with UPVC double glazed windows to the front and rear, carpeted flooring, double radiator, ceiling light, coving, TV point, dado rail, two alcoves either side of the fireplace with an inset electric fire and surround.

### First Floor Landing

10' x 5'5 approx (3.05m x 1.65m approx)

U shaped landing, UPVC double glazed window to the rear, carpeted flooring, ceiling light, loft access hatch and doors to:

### Bedroom 1

11'7 x 9'8 approx (3.53m x 2.95m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light, built-in storage and overstairs storage with drawers and wardrobe and a large built-in cupboard.

### Bedroom 2

9'2 x 10'2 approx (2.79m x 3.10m approx)

UPVC double glazed window to the front, carpeted flooring,

double radiator, ceiling light and large built-in storage cupboard/wardrobe.

### Bedroom 3

6'2 x 7' approx (1.88m x 2.13m approx)

UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light and fitted wardrobes.

### Shower Room

8'6 x 5'4 approx (2.59m x 1.63m approx)

UPVC double glazed window to the rear, vinyl flooring, double radiator, ceiling light, low flush w.c., pedestal wash hand basin, enclosed corner shower cubicle with tiled splashbacks and electric shower.

### Outside

There is a beautiful enclosed, private garden to the front with fencing to the boundaries. The property is found opposite the Church and has a newly laid patio and paths with established plants and shrub borders, making it a serene spot.

To the rear there is a block paved driveway, accessed off Holly Close for at least two vehicles with brick wall boundaries, courtesy lighting, shed and planted borders.

### 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. At the village market place turn left into Market Street and left into Holly Close where St Chads Close can be found on the left.

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### 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 17mbps Superfast 80mbps

Ultrafast 10000mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

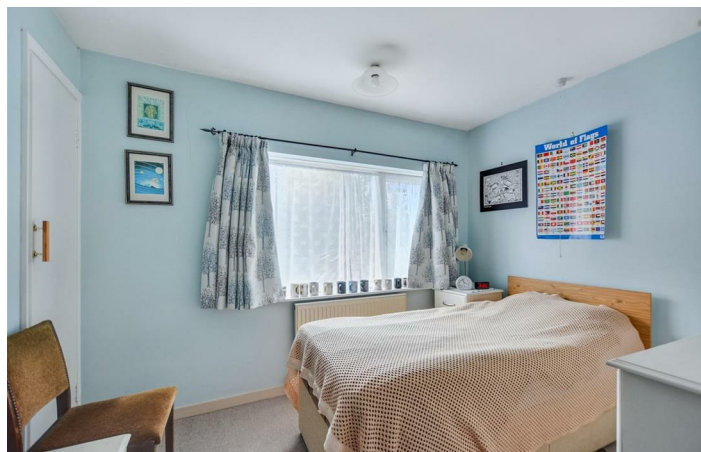
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



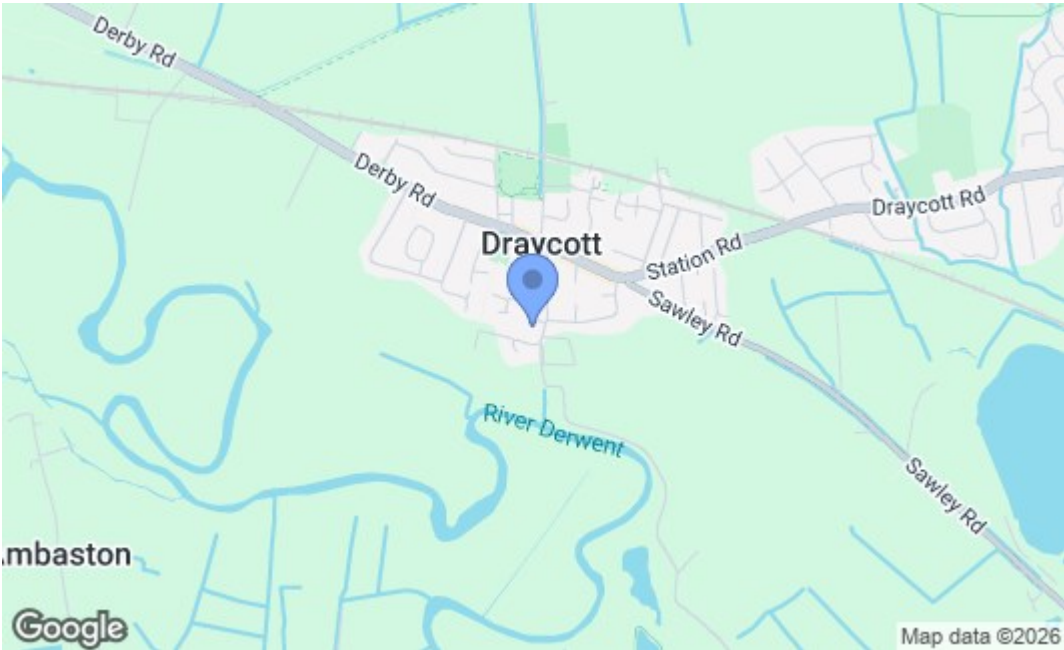
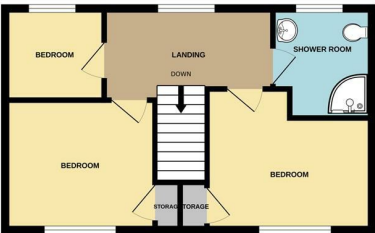




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.