Robert Ellis

look no further...

Market Street,
Draycott, Derbyshire
DE72 3NB

Price Guide £200-209,950

Freehold

THIS IS A VERY WELL APPOINTED TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE SITUATED IN THE HEART OF THIS AWARD-WINNING VILLAGE.

Robert Ellis are pleased to be instructing this Victorian semi detached property which has been improved to a very high standard. The property has tastefully finished accommodation throughout and we are sure will suit a whole range of buyers, from people buying their first property to those who may be downsizing from a larger home. For the size and standard of accommodation and privacy of the rear garden to be appreciated, we recommend interested parties undertake a full inspection so that they can see all that is included in this lovely home for themselves. The property is well placed for easy access to the local amenities and facilities provided by Draycott, which include a number of local shops and schools for younger children. There are also further shopping facilities found in the nearby villages of Borrowash and Breaston and in Long Eaton which is only a few minutes drive away.

The property stands back from Market Street and is constructed of brick with render to the side and rear elevations, all under a pitched tiled roof. The property is being sold with the benefit of NO UPWARD CHAIN and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief, the house includes a lounge/sitting room which has a feature fireplace, a separate dining room which has a feature chimney breast with a brick insert, and an open staircase leading to the first floor. The kitchen is a good size and is fitted with a wood grain effect finished wall and base units and includes integrated appliances. To the first floor, the landing has a hatch with a wooden ladder leading to a part boarded loft and which also has a Velux window, there are doors taking you to the two double bedrooms, the main bedroom at the front having a large walk-in storage cupboard/wardrobe, and the second bedroom has mirror fronted wardrobes to one wall. The bathroom is a good size and this has a white suite which includes a bath and separate corner shower. Outside, there is an easily managed garden to the front, a shared path leads to a gate taking you to the rear garden where there is a slabbed area to the side and rear of the property leading onto a lawned garden, a barked area and decking at the bottom of the garden. There is also a large summerhouse that provides an ideal storage facility which will remain at the property when it is sold and the garden is kept private by having a wall to the right hand side and fencing to the left hand boundary.

As previously mentioned, Draycott offers a number of local amenities and facilities, there are Co-op convenience stores in both Borrowash and Breaston and many more shopping facilities can be found in Long Eaton where there are Asda, Tesco and Aldi stores as well as schools for older children, healthcare and sports facilities, including several local golf courses, walks in the surrounding picturesque countryside and excellent transport links including Junction 25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway, and the A52 and other main road provide good access to Nottingham, Derby and other East Midlands towns and cities.

Front Door
Stylish composite panel front door with an etched glazed panel above which includes the house number.

Lounge/Sitting Room
12'4 x 12' (3.76m x 3.66m)
Double glazed window to the front with a fitted blind, feature cast iron open fireplace with a marble hearth, radiator, pine door with two inset glazed panels leading into the dining room, double pine cupboard to one side of the chimney breast housing the gas and electricity meters.

Dining Room
15'6 reducing to 12'8 x 12'4 (4.72m reducing to 3.86m x 3.76m)
Double glazed window to the rear with a double opaque glazed window to the side, feature chimney breast with a brick inset and shelf, open staircase with a handrail leading to the first floor, radiator and a pine door with two inset glazed panel leading to the kitchen.

Kitchen
14'2 x 7' (4.32m x 2.13m)
The kitchen is fitted with wood grain effect units having brushed stainless steel fittings, and includes one and half bowl sink with mixer tap and four ring gas hob set within a work surface which extends to three sides and has cupboards, oven, drawers, an integrated automatic washing machine and space for a dishwasher below, matching eye level wall cupboards, hood over the cooking area, the gas meter is housed in a matching fitted wall cupboard, glazed windows to the rear and side, tiling to the walls by the sink and cooking areas, integrated upright fridge and freezer, upright storage cupboard, feature vertical radiator and two shelves to one wall.

First Floor Landing
Stairs lead onto the landing where there is a radiator, a hatch with fitted wooden steps leading to a partly boarded loft which has a Velux window, recessed lighting to the ceiling and wood panelled doors leading to the bedrooms and bathroom.

Bedroom 1
12'4 x 12' (3.76m x 3.66m)
Having two double glazed windows to the front, feature original cast iron fireplace, radiator and a large walk-in storage cupboard with shelving and a double glazed window to the side.

Bedroom 2
12'6 x 8'8 (3.81m x 2.64m)
Double glazed window to the rear, original feature cast iron fireplace, radiator and a range of mirror fronted wardrobes to one wall.

Bathroom
The large bathroom has a white suite including a panelled bath with mixer tap/shower and tiling to three walls, a separate corner shower having a Mira electric shower, tiling to two walls, a protective glazed door and screen, w.c. with concealed cistern, hand basin with mixer tap and cupboards/drawers below, tiling to the walls by the sink and w.c. areas, original feature cast iron fireplace, radiator, airing/storage cupboard which houses an Ideal Logic gas boiler.

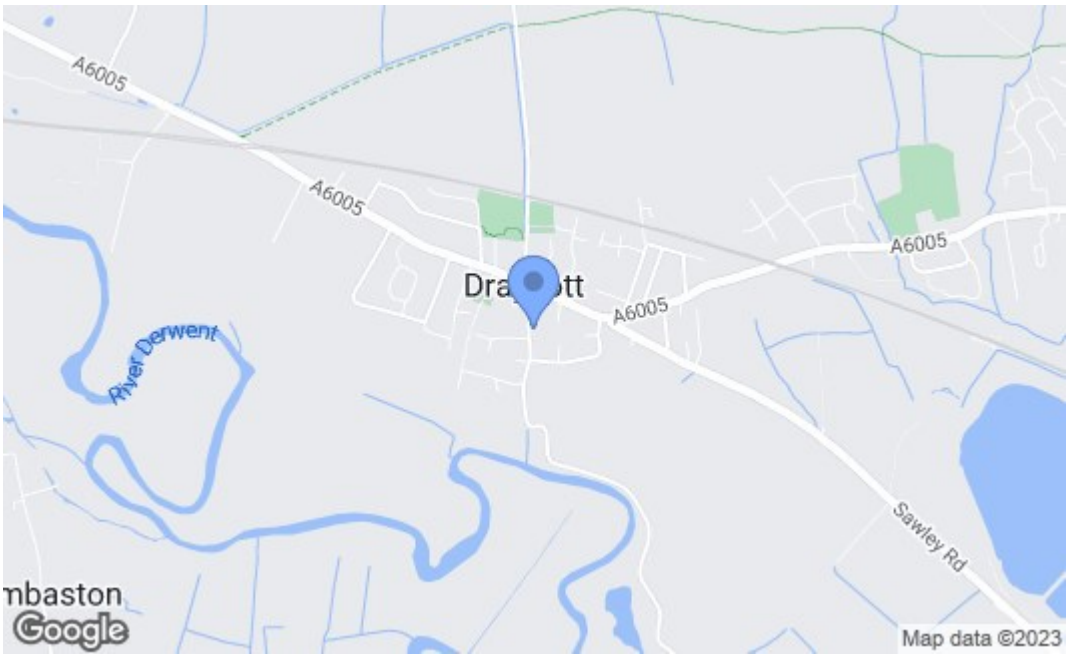
Outside
At the front of the property there are steps leading from the pavement to a shared path with an external light which runs down the right hand side of the house to a gate which takes you into the rear garden. There is a bed with established planting, a wall to the front boundary and a wrought iron fence to the left hand side.

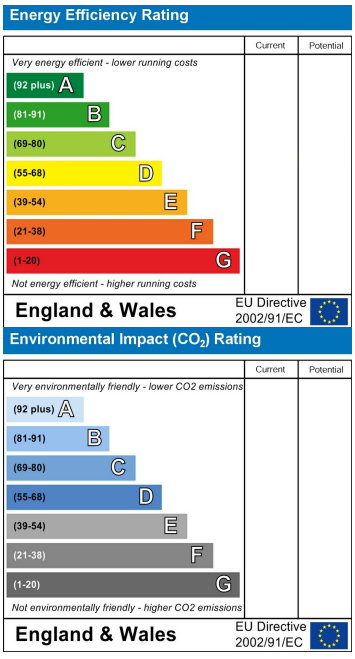
The rear garden has a slabbed area at the side and a patio to the rear with fencing to the right hand boundary. From the patio there is a low level wall leading to a lawn which has established beds to the sides with fencing to the left and a wall to the right. There is step leading to a barked area where there are two established buddleia bushes and at the bottom of the garden there is decking providing another seating area and a large summerhouse. Outside lighting and an external water supply are provided.

Summerhouse
13' x 13' (3.96m x 3.96m)
The summerhouse has a canopy at the front, two windows and double opening doors with inset glazed panels.

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.
7520MP

Council Tax
Erewash Borough Council Band A





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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