Robert Ellis

look no further...

Market Street,
Draycott, Derbyshire
DE72 3NB

Price Guide £220-225,000

Freehold

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A TWO BEDROOM PERIOD SEMI DETACHED HOUSE OFFERING READY TO MOVE IN TO ACCOMMODATION IN THIS SOUGHT AFTER VILLAGE LOCATION.

Being located on Market Street, this period semi detached house provides two bedroom accommodation which is immaculately presented throughout and is ready for a new owner to take possession as there is no work needed. The property would suit a whole range of buyers, from first time buyers, investors or young families. Situated in the centre of the village, the property is well placed for easy access to several local shops and beautiful walks around the village as well as easy access to the countryside.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefits of gas central heating (combi boiler fitted November 2022) and double glazing. In brief the accommodation comprises of a lounge, dining room, modern fitted kitchen to the rear and to the first floor there are two double bedrooms and the four piece bathroom. Outside the property is elevated with access to the front door via a garden path, side access to the rear garden which has been well landscaped with a large lawn, patio area and gravel to the rear for a garden shed. For all that is included in this lovely property, an internal viewing comes highly recommended.

Draycott village has won several awards over recent years for various community initiatives which includes Draycott in Bloom and other festivals throughout the year, all of which has helped to make this a very popular village for people to move to. The village has a number of local shops and schools for younger children which is literally across the road and there are schools for older children being found in nearby Long Eaton and Sandiacre. There are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside with St Chad's being only a few minutes away where there is a Nature Reserve and lake and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Living Room
12' x 11'9 approx (3.66m x 3.58m approx)
Comprising of a radiator, feature open fireplace with surround and UPVC double glazed window to the front.

Dining Room
12'3 x 12' approx (3.73m x 3.66m approx)
UPVC double glazed window to the rear, radiator and access to:

Kitchen
14' x 7'4 approx (4.27m x 2.24m approx)
UPVC double glazed French doors opening out onto the patio at the rear, UPVC double glazed window to the side, wall, base and drawer units with work surface over, stainless steel sink and drainer with mixer tap over, black tiled splashbacks, inset spotlights, tiled flooring, electric oven and gas hob with extractor over, space for a free standing fridge freezer, space and plumbing for an automatic washing machine.

First Floor Landing
Access to the insulated loft and doors to:

Bedroom 1
12' x 11'9 approx (3.66m x 3.58m approx)
Two UPVC double glazed windows to the front, radiator and overstairs storage cupboard.

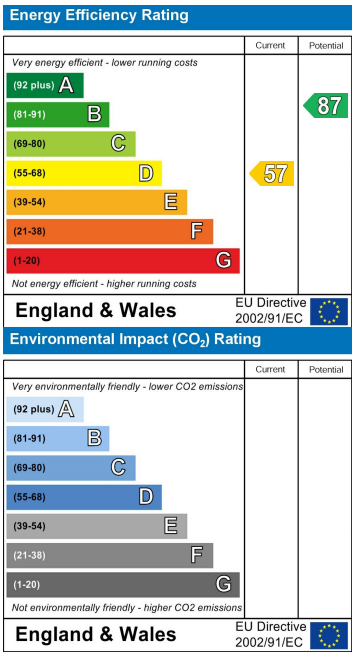
Bedroom 2
12'3 x 9'2 approx (3.73m x 2.79m approx)
UPVC double glazed window to the rear, radiator.

Bathroom
14'1 x 7'4 approx (4.29m x 2.24m approx)
Comprising of a roll top free standing bath, low flush w.c., wash hand basin and corner shower, heated towel radiator, tiled flooring, extractor fan and obscure UPVC double glazed window to the rear. Airing/storage cupboard housing the boiler.

Outside
There are steps to the front door, side access to the rear garden. The rear garden is a delightful asset to the property with a large laid lawn, patio and gravel stone chippings to the rear.

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.
7152AMLT

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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