



Market Street,  
Draycott, Derbyshire  
DE72 3NB

**£249,995 Freehold**



THIS IS A RECENTLY EXTENDED AND UPDATED VICTORIAN SEMI DETACHED HOME WHICH IS SITUATED IN THE HEART OF THIS AWARD WINNING VILLAGE.

Being located on Market Street in a slightly elevated position, this traditional Victorian semi detached property provides a lovely home which will suit a whole range of buyers, from those who might be purchasing their first property through to people who might be downsizing and want a home which is conveniently located in the heart of this award winning village. For the size of the extended accommodation to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. Over the past few years the property has been extended at the rear which has enlarged the living/dining kitchen area, had the conservatory changed into a room, there is now a ground floor w.c. and the bathroom has also been re-fitted. Draycott village is a very popular place to live which has a number of local amenities and facilities, but is within easy reach of the shopping facilities provided by the villages of Breaston and Brorowash, as well as Long Eaton which is literally only a few minutes drive away where there are main supermarkets and other retail outlets.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating, which has had the boiler recently replaced, as well as a log burning stove in the living/dining kitchen and double glazing throughout. The well proportioned and tastefully finished accommodation includes a lounge, the living/kitchen which has an exclusively fitted and equipped kitchen area, there is a ground floor w.c. and at the rear of the property a dining area. To the first floor the landing leads to the two double bedrooms, the bedroom at the rear having a range of built-in wardrobes and there is the luxurious re-fitted shower room which includes a large walk-in shower. Outside there is an easily managed garden area at the front, a path with lighting runs down the right hand side of the house to the rear where there is a concrete area leading onto a lawn which has a path taking you to a slabbed area at the bottom where there is a wooden shed and log store with the garden being kept private by having fencing to the boundaries.

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.



Stylish composite front door with two inset opaque glazed panels and an opaque double glazed panel above leading into:

#### Lounge

12' x 11' approx (3.66m x 3.35m approx)

Double glazed leaded window to the front, coal effect gas fire set in an ornate wooden Adam style surround with a cast iron inset and marble hearth, pine flooring, cornice to the wall and ceiling and a radiator.

#### Living/Dining Kitchen

27' x 11' approx (8.23m x 3.35m approx)

This large open plan living kitchen area has recently been extended and re-fitted with Shaker style units and marble effect work surfaces in the kitchen area. The kitchen includes an enamel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has cupboards, an integrated dishwasher, space for an automatic washing machine and wide drawers under, double oven with drawers below and cupboard above, hood and back plate to the cooking area having wall cupboards to either side, housing for an American style fridge freezer with a cupboard over and a pull out racked cupboard to the left and shelved cupboard to the right, radiator in a housing, two Velux windows to the sloping ceiling and a double glazed window to the rear.

Within the sitting area of this large open plan living space there is a log burning stove set in a feature brick chimney breast with hearth, opaque double glazed window to the side, newly fitted stairs leading to the first floor with double cupboard under.

#### Ground Floor w.c.

Being half tiled with a low flush w.c. and a wall mounted hand basin with mixer tap and cupboard under, extractor fan and recessed lighting to the ceiling.

#### Dining Area

9' x 8' approx (2.74m x 2.44m approx)

The dining area has a vaulted solid ceiling and double opening double glazed French doors with fitted blinds and double glazed windows with fitted blinds to the rear and side, radiator and two wall lights.

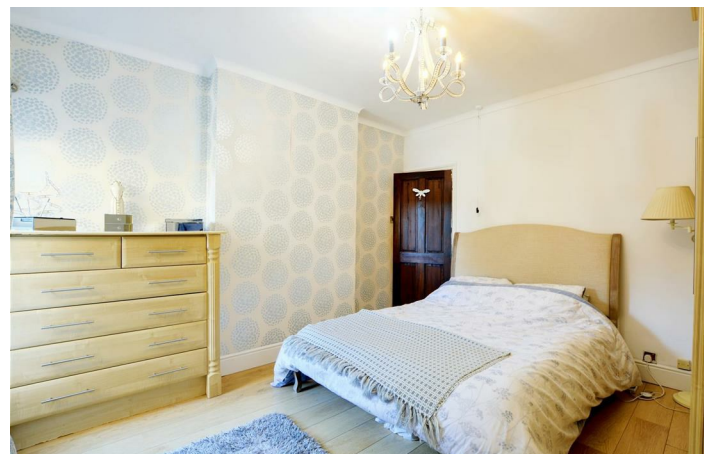
#### First Floor Landing

The newly fitted stairs have a hand rail and on the landing there is a radiator, an opaque double glazed window and wood panelled doors to:

#### Bedroom 1

12' x 11' approx (3.66m x 3.35m approx)

Two double glazed leaded windows to the front, two radiators, cornice to the wall and ceiling and a pine panelled door leading to a built-in storage cupboard.



#### Bedroom 2

12' x 11' approx (3.66m x 3.35m approx)

Double glazed window to the rear, range of fitted wardrobes providing hanging space and shelving, radiator in a housing, quality laminate flooring and cornice to the wall and ceiling.

#### Bathroom

13'10 x 6' approx (4.22m x 1.83m approx)

The luxurious bathroom has recently been re-fitted and has a large walk-in shower with tiling to two walls and a glazed protective screen, low flush w.c. and a hand basin set in a surface with a mixer tap and double cupboard below, feature radiator with a chrome heated towel rail, half tiled walls, recessed lighting to the ceiling, tiled flooring, opaque double glazed window and a Baxi boiler housed in a built-in airing/storage cupboard.

#### Outside

At the front of the property there is a raised slate chipped garden area with established planting which helps to provide natural screening at the front of the house and a path with outside lighting runs down the right hand side of the house to the rear of the property.

At the rear of the property there is a patio and a path runs down to the bottom of the garden with there being a lawn to the left and a border to the right hand side and at the bottom of the garden there is a raised seating area where there is also a wooden shed and wood storage area. The garden is kept private by having fencing to the boundaries and there is an outside water supply and external lighting provided.

#### Shed

7'6 x 6' approx (2.29m x 1.83m approx)

Positioned at the bottom of the garden there is a wooden shed.

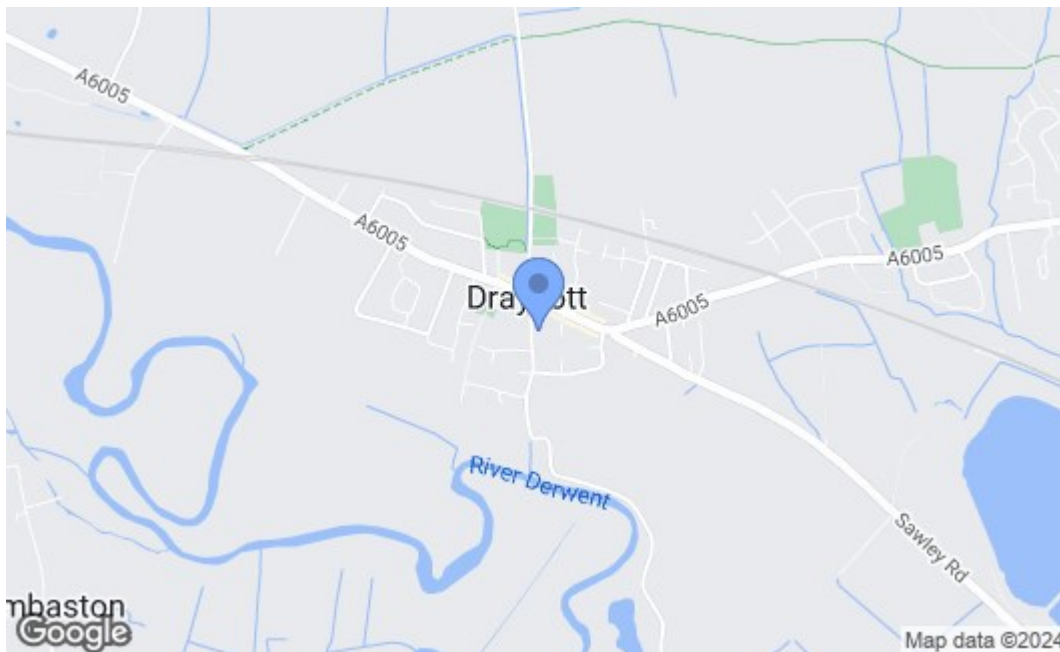
#### Directions

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.  
7659AMMP

#### Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.