

# Robert Ellis

*look no further...*



Walter Street,  
Draycott, Derbyshire  
DE72 3NU

**Guide Price £235,000**  
**Freehold**

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#### ARE YOU LOOKING FOR A PROPERTY WITH GREAT POTENTIAL?

Robert Ellis are delighted to bring to the market this semi detached house that is located in the popular village of Draycott and offered for sale with no upward chain. The property has excellent potential as it sits on a larger than average plot and would lend itself to being extended to the side and to the rear.

The entrance door opens into the inner hallway which provides access to the downstairs accommodation and stairs rising to the first floor. The living room has a window overlooking the front garden with a door leading to the dining area. The dining area has French doors opening to the rear garden and is open to the kitchen. The kitchen is a good size and has windows to the rear and side and door accessing the rear lobby. The first floor landing provides access to the three bedrooms and newly fitted shower room and separate w.c.

To the front there is off road parking for multiple vehicles and access to the large garage. The rear garden is a key feature to this property as it offers multiple options for prospective buyers. There are a number of outbuildings offering storage as well as an outside w.c.. The property has been recently rewired, is double glazed throughout and has gas central heating with a modern combination boiler. Viewings are highly recommended as this is a rare opportunity.

Draycott has a number of local shops and schools for younger children with further shopping facilities being found at Breaston and Borrowash where there are Co-op convenience stores, Long Eaton is only a short drive away where there is are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links including J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



### Storm Porch

Open storm porch with a UPVC panelled door with obscure decorative light panel within opening to:

### Entrance Hallway

Stairs to the first floor, UPVC double glazed window to the side, radiator, understairs storage cupboard housing the electric consumer unit, open to kitchen and door to:

### Living Room

12'4" x 12'7" approx (3.77m x 3.84m approx)

UPVC double glazed window to the front, coving, radiator and door providing access to:

### Dining Area

9'2" x 9'1" approx (2.8m x 2.79m approx)

UPVC double glazed French doors opening to the rear, radiator and open to:

### Kitchen

10'4" x 12'2" max approx (3.16m x 3.72m max approx)

Two UPVC double glazed windows to the side, UPVC double glazed window to the rear, panel and double glazed door opening to the rear, mix of wall and base units with wooden work surface over, integrated single electric oven, stainless steel four ring gas burner over and two large Belfast style sinks with mixer tap, tiled floor, wall mounted boiler and plumbing and space for a washing machine.

### First Floor Landing

UPVC double glazed window to the side, loft access hatch, cupboard with shelving and doors to:

### Bedroom 1

11'8" x 9'2" approx (3.56m x 2.81m approx)

UPVC double glazed window to the rear, radiator and storage cupboard.

### Bedroom 2

9'10" x 10'11" approx (3m x 3.35m approx)

UPVC double glazed window to the front, radiator and a storage cupboard with shelf and hanging rail.

### Bedroom 3

8'0" x 6'5" approx (2.44m x 1.98m approx)

UPVC double glazed window to the front, radiator and cupboard with shelf and hanging rail.

### Separate w.c.

Obscure UPVC double glazed window to the side, low flush w.c., radiator.

### Bathroom

5'4" x 7'10" max approx (1.65m x 2.39m max approx)

Obscure UPVC double glazed window to the rear, two piece white suite comprising of a bath with shower over, shower screen, wash hand basin with vanity cupboard under and chrome mixer tap, aqua boarding to the walls and ceiling and a heated towel rail.

### Outside Rear Lobby

13'10" x 4'6" approx (4.22m x 1.39m approx)

Door from the kitchen with a door to a separate outside store area.

### Outside Store

With a gate to the front and door to:

### W.C.

Having a high flush w.c. and light. Door to the rear of the garage and open to the garden.

### Outside

There is a lawned garden to the front, off road parking for several vehicles, wooden fence to the boundary and access to the garage.

The rear garden is approx. 20m (65ft) long and 19m (62ft) wide and has a paved patio area, lawned garden and concrete hard standing with wooden fencing to the boundaries.

### Garage

21'11" x 10'9" approx (6.7m x 3.3m approx)

Concrete panelled garage with corrugated roof, power and light.

### Storage Area

6'2" x 7'3" approx (1.89m x 2.23m approx)

With power and light.

### 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. Pass the market square on the right and turn right into Gertrude Road and left onto Walter Street where the property can be found on the right.

8947MH

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 71mbps Ultrafast 10000mbps

Phone Signal – 02, EE, Three, 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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.