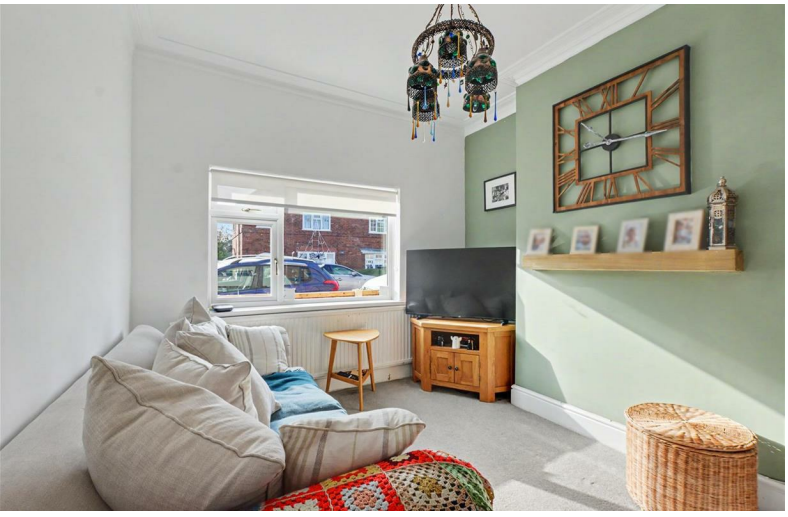
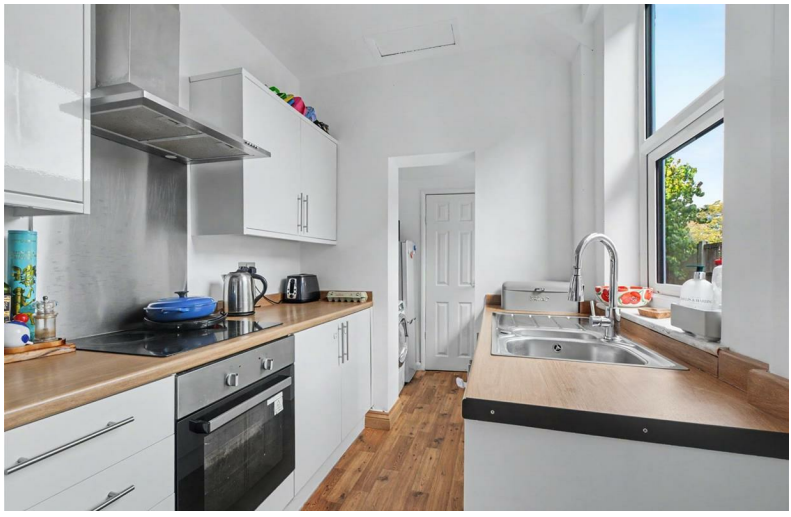
Robert Ellis

look no further. . .







Walter Street,
Draycott, Derbyshire
DE72 3NU

£220,000 Freehold

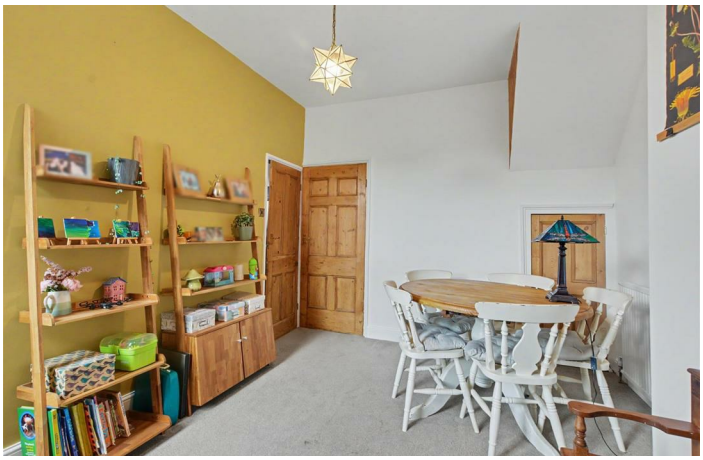


A CHARMING TWO BEDROOM SEMI-DETACHED HOME, BEAUTIFULLY IMPROVED AND IDEALLY LOCATED IN THE SOUGHT-AFTER VILLAGE OF DRAYCOTT

Robert Ellis are delighted to bring to the market this lovely traditional two bedroom semi-detached home, situated on Walter Street in the ever-popular village of Draycott. Offering a wonderful blend of traditional charm and modern improvements, the property has benefited from a number of recent upgrades, including a new roof and a recently fitted four-piece bathroom. Retaining some attractive period features, the home also benefits from gas central heating, double glazing and plenty of useful storage throughout. An ideal purchase for first-time buyers, couples or those looking to downsize.

The accommodation begins with a light and airy entrance hall, providing access to the lounge, dining room and staircase rising to the first floor. The dining room benefits from a useful cloakroom cupboard and additional built-in storage, with a door leading through to the kitchen, which incorporates a handy utility area and downstairs WC. To the first floor, the landing gives access to two well-proportioned double bedrooms and a recently fitted four-piece family bathroom, finished in a modern style with attractive period-inspired touches. Outside, the property enjoys an enclosed rear garden, comprising a patio area and lawn, providing a pleasant space for relaxing and entertaining.

Walter Street is ideally positioned within the sought-after Derbyshire village of Draycott, a popular village offering a welcoming community atmosphere and a range of local amenities. The property is conveniently located close to a nearby park, local school and village shops, making it particularly well placed for everyday needs. Combining a traditional village setting with convenient access to local facilities, this is a lovely home in a highly desirable location.





Entrance Hall
5'8 x 7'4 approx (1.73m x 2.24m approx)
Double glazed door to the front with inset glazed panel above, grey carpeted flooring, two ceiling lights, radiator, stairs to the first floor and doors into the lounge and dining room.

Lounge
9'9 x 11'7 approx (2.97m x 3.53m approx)
UPVC double glazed window to the front, grey carpeted flooring, radiator, ceiling light and rose, ornate coving, TV and telephone points.

Dining Room
12'4 x 9'9 approx (3.76m x 2.97m approx)
UPVC double glazed windows to the rear and side, grey carpeted flooring, two radiators, ceiling light and two built-in storage cupboards in the alcoves and door to the kitchen, large cloaks cupboard with window and light.

Kitchen
8'5 x 6'7 approx (2.57m x 2.01m approx)
UPVC double glazed stable style door to the rear garden, UPVC double glazed window to the side, vinyl flooring, ceiling light, the kitchen consists of white gloss wall, drawer and base units with laminate work surface over and tiled splashback, integral oven, ceramic four ring electric hob with stainless steel splashback and extractor above, inset stainless steel 1½ bowl sink and drainer with mixer tap, open to:

Utility Room
3'5 x 6'7 approx (1.04m x 2.01m approx)
UPVC double glazed window to the side, vinyl flooring, wall light, space and plumbing for a washing machine, dishwasher and tumble dryer and free standing fridge freezer, wall mounted Ideal cominbation boiler and a door to:

Cloaks/w.c.
1'9 x 6'6 approx (0.53m x 1.98m approx)
Vinyl flooring, ceiling light, low flush w.c. and wall mounted sink with tiled splashback.

First Floor Landing
4'8 x 8'2 approx (1.42m x 2.49m approx)
Grey carpeted flooring, ceiling light, loft access hatch and doors to:

Bedroom 1
9'9 x 11'5 approx (2.97m x 3.48m approx)
UPVC double glazed window to the front, grey carpeted flooring, radiator, ceiling light, TV point.

Bedroom 2
7'9 x 8'2 approx (2.36m x 2.49m approx)
UPVC double glazed windows to the front and rear, grey carpeted flooring, radiator and ceiling light.

Bathroom
6'5 x 10'4 approx (1.96m x 3.15m approx)
Obscure UPVC double glazed window to the rear, having a four piece re-fitted suite comprising of a ceramic free standing bath with period style mixer tap and hand held shower attachment, low flush w.c., wash hand basin sat on a wooden chest with storage below and wall mounted taps, exposed brick style wall, walk-in shower having a rainwater shower head, brick style tiled splashbacks and built-in storage cupboard, LVT flooring, chrome towel radiator, ceiling light, extractor fan.

Outside
The property sits back from the road and there is a path leading to the front door.

There is an enclosed rear garden with fencing to the boundaries, patio area directly outside the back door, new gate leading to the front, shed for storage, established borders and a patio area to the rear of the garden, courtesy lighting and an external tap.

Directions
9619JG

Council Tax
Erewash Borough Council Band A

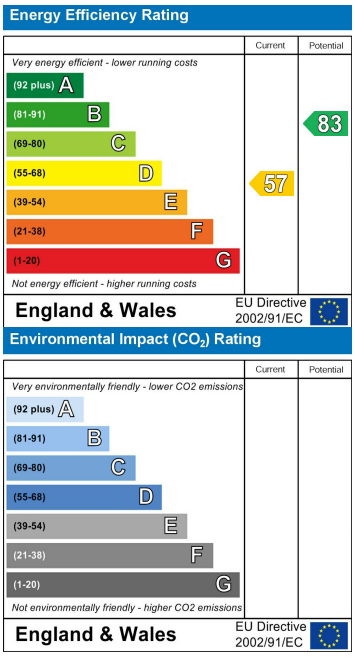
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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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