Robert Ellis

*look no further. . .*

Villa Street,
Draycott, Derbyshire
DE72 3PZ

**Price Guide £270-280,000**

**Freehold**

A THREE DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE SITUATED ON A QUIET CUL-DE-SAC LOCATION IN DRAYCOTT.

Robert Ellis are extremely pleased to bring to the market an immaculate and very well presented three double bedroom semi detached property in the heart of Draycott. having original features to the lounge which has an open fire and there is also a log burner to the separate dining room. The property has been extended to the rear and offers a spacious kitchen with built-in appliances and facing the rear garden. There is a w.c. on each floor of the property and a particular feature is the Juliette balcony from the bedroom to the second floor overlooking fields to the rear. A viewing is a must to fully appreciate everything this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, lounge with a bay window, separate dining room and open to the kitchen, ground floor w.c. To the first floor there are two double bedrooms and family bathroom and to the second floor there is a double bedroom with a Juliette balcony and en-suite. The property is set back from the road and to the rear there is a privately enclosed garden.

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.

Entrance Hall
Composite front entrance door, tiled floor, radiator, stairs to the first floor and door to:

Lounge
11'6 x 14'3 approx (3.51m x 4.34m approx)
UPVC double glazed bay window to the front, open fire with brick surround and hearth, coving to the ceiling, picture rail, ceiling rose, laminate floor and a radiator.

Dining Room
11'4 x 14'5 approx (3.45m x 4.39m approx)
Two UPVC double glazed windows to the side, radiator, door to understairs storage cupboard, log burner and open to:

Kitchen
14'3 x 13'8 approx (4.34m x 4.17m approx)
Wall, base and drawer units with work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, two built-in fridges, plumbing for an automatic washing machine, integrated oven, five ring gas hob and extractor hood over, splashbacks, recessed spotlights, extractor fan, vertical modern radiator, tiled floor and UPVC double glazed patio doors to the rear and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin with vanity cupboard under, splashbacks, gas central heating boiler.

First Floor Landing
UPVC double glazed window to the side, door to the second floor and door to:

Bedroom 2
14'6 x 11'5 approx (4.42m x 3.48m approx)
UPVC double glazed window to the rear, laminate floor, radiator and door to:

Bathroom
10'7 x 7'1 approx (3.23m x 2.16m approx)
A four piece suite comprising of a panelled bath, separate walk-in shower cubicle with electric shower over, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, spotlights and chrome heated towel rail.

Bedroom 3
11'6 x 14'6 approx (3.51m x 4.42m approx)
Exposed floorboards, radiator, two UPVC double glazed windows to the front.

Second Floor

Bedroom 1
18'1 x 14'2 approx (5.51m x 4.32m approx)
UPVC double glazed patio doors with a Juliette balcony with views over the rear, radiator, Karndean flooring, walk-in wardrobe running the width of the eaves used as a wardrobe, spotlights and door to:

En-Suite
Walk-in shower cubicle with shower from the mains having a waterfall shower head and a hand held shower, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, vinyl tiled floor, UPVC double glazed window to the rear, chrome heated towel rail, spotlights and extractor fan.

Outside
The property is set back from the road having gravelled borders and wrought iron fencing with a path to the front entrance door. There is side access through a gate leading to the rear and immediate to the property there is a patio area leading onto a gravelled area and additional patio area and lawn. The garden is privately enclosed with fenced boundaries, there are outside power points, garden shed and a walled boundary to the bottom. There is a rockery full of mature shrubs and flowers.

Directions
Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the village of Breaston and into Draycott. After entering Draycott after a short distance take the right hand turning onto Harrington Street where Villa Street can be found at the end of the road.
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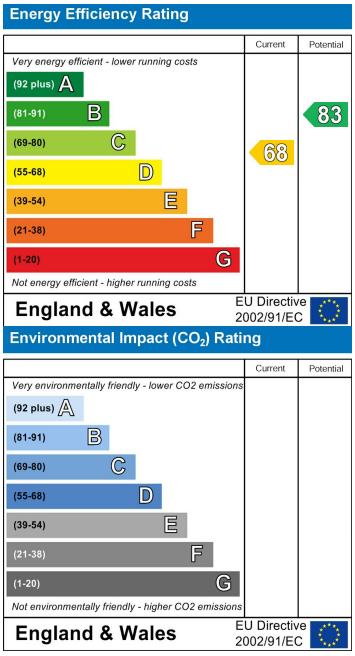
Council Tax
Erewash Borough Council Band A




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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818