



Market Street,  
Draycott, Derbyshire  
DE72 3NB

**£159,950 Leasehold**





THIS IS AN INTERESTING TWO DOUBLE BEDROOM TOWN HOUSE PROPERTY WHICH HAS OPEN PLAN LIVING SPACE AT THE FIRST FLOOR LEVEL.

Robert Ellis are pleased to be instructed to market this lovely two double bedroom home which we feel will suit a whole range of buyers, from people looking to buy their first property to those who might be downsizing and want a property which is easily maintained or people who may be spending time away from the area and want a residence which they can lock up and leave, or alternatively rent out. The property has many interesting features from when it was originally a mill building and includes a vaulted ceiling in the main open plan living space at the first floor level and feature cast iron glazed windows to both the front and rear. For the size and layout of the 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. Draycott is an award winning village with a number of local amenities and facilities with further shops being found in the nearby villages of Breaston and Borrowwash as well as Long Eaton which is only a few minutes drive away.

The mill building was converted approximately 20 years ago by a well known local developer who created nine homes within the original mill building. The property is entered through a communal reception hall which serves just two properties and the front door to the property we are selling takes you into a reception hall, from which there are stairs leading to the living accommodation at the first floor level and doors into the two double bedrooms, the main bedroom having a range of built-in wardrobes and the fully tiled shower room which includes a mains flow shower system. The open plan living space includes a lounge/sitting and dining areas and the kitchen is fitted with wall and base units and includes several appliances which will remain at the property when it is sold. Outside there is a designated parking space in the courtyard car park which is positioned to the left of the mill building and there is also on the road parking to the front of the property.

There are number of local shops in Draycott and these are only a couple of minutes walk away from the property, there are Co-op stores in both the villages of Breaston and Borrowwash and main supermarkets in Long Eaton where there are Aldi, Tesco and Asda stores as well as many other retail outlets, if required there are schools for older children in Long Eaton and Sandiacre, there are healthcare and sports facilities, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Communal Hall

The property is entered through the communal hall which serves two properties and this has a wood panelled door with inset opaque glazed panels and an arched glazed panel above leading out to the front, there are doors leading to the two properties and the gas, electricity and water meters are housed in a fitted cupboard.

## Hallway

As you enter the property there are stairs with a balustrade and cupboard housing the electric consumer unit under leading to the first floor, radiator, two wall lights and doors leading to the two double bedrooms and shower room.

## Bedroom 1

11'2 x 8'8 plus wardrobes (3.40m x 2.64m plus wardrobes)

There is an original cast iron window with a fitted blind to the front, range of fitted wardrobes with three of the doors having mirrored panels and the wardrobes providing hanging space and shelving, radiator, two wall lights and original panelling to the ceiling.

## Bedroom 2

11'2 x 11' approx (3.40m x 3.35m approx)

Original opaque glazed cast iron window to the rear, radiator, fitted shelving to one wall, two wall lights, TV point and original panelling to the ceiling.

## Shower Room

The shower room is fully tiled and has a large walk-in shower with a mains flow shower system which has a rainwater shower head and hand held shower, tiling to three walls and the floor and a glazed protective screen, low flush w.c. with a concealed cistern and a wall mounted hand basin with a mixer tap and a mirror with a light to the wall above, chrome ladder heated towel radiator and an original cast iron opaque glazed window.

## First Floor Landing

### Open Plan Living Space

23'2 x 9'7 overall approx (7.06m x 2.92m overall approx)

The open plan living space is light and airy and has two original cast iron windows to the front and two further windows to the rear, the balustrade continues from the stairs into the room where you walk into the lounge/sitting area which extends across the width of the first floor and has two of the original cast iron windows with fitted blinds to the front, there is a vaulted wood panelled ceiling and laminate flooring extends from the lounge/sitting area into the dining area and to the kitchen. There are three radiators in the living area, a TV aerial point, five wall lights and there is the wall mounted intercom system for the

front door.

The dining area has laminate flooring, a radiator and there is an original opaque glazed cast iron window to the rear.

The kitchen has a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface with a Siemens automatic washing machine, Siemens dishwasher, cupboards, drawers and a fan oven below, tiling to the walls by the work surface areas, integrated fridge/freezer, wall cupboard and display cabinet with glazed shelving and lighting, a Vaillant wall mounted boiler, wall light, two radiators and an original cast iron opaque glazed window to the rear.

## Outside

There is an allocated parking space for the property in the courtyard which is positioned to the left of the mill building.

## Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the village of Breaston and into Draycott. Turn left onto Market Street where Draycott Mill can be found on the right hand side.  
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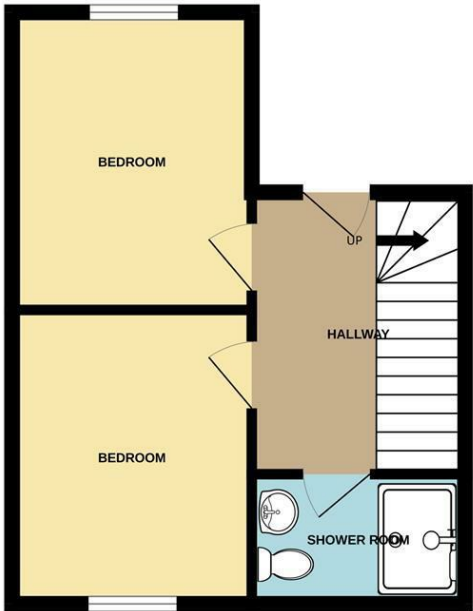
## Agents Notes

The property is held leasehold with a 125 year lease commencing 1.1.03 and there is a monthly management fee of £95 which includes communal maintenance works and the building insurance.

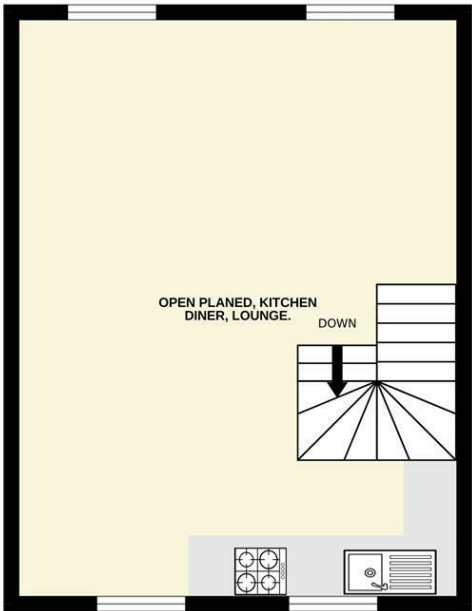
## Council Tax

Erewash Borough Council Band B

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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