



South Street,
Draycott, Derbyshire
DE72 3PP

Price Guide £230-235,000
Freehold

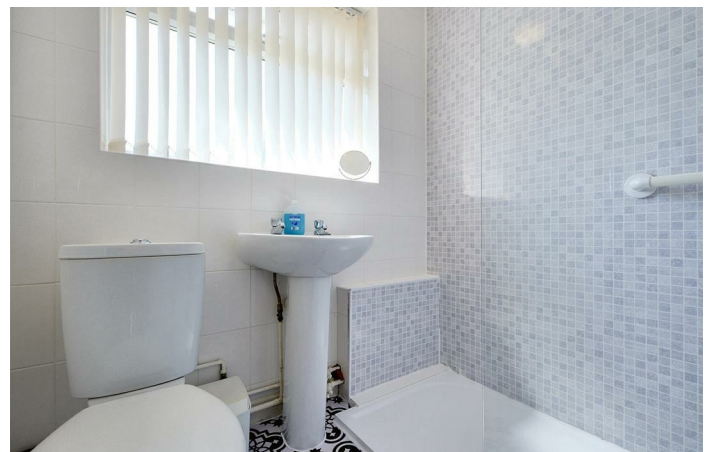


A WELL PRESENTED TWO BEDROOM LINK DETACHED BUNGALOW WITH LOW MAINTENANCE GARDEN, OFF STREET PARKING AND GARAGE, BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to market this well presented bungalow in the heart of this idyllic Derbyshire village. The property is constructed of brick and benefits from gas central heating and double glazing, suiting a wide range of buyers. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the accommodation comprises of an entrance hallway, kitchen with integrated cooking appliances, lounge with French doors to the rear garden, modern shower room and two spacious bedrooms with the master benefiting from fitted wardrobes. Outside to the front there is a driveway providing off street parking and access into the garage. To the rear there is a low maintenance garden with fruit tree and access into the garage.

Located in the desirable village of Draycott, close to a wide range of local schools, shops and parks, Long Eaton town centre is within driving distance where supermarkets, additional shops and healthcare facilities can be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby, with East Midlands Airport and Long Eaton station a short drive away.



Entrance Hallway

UPVC double glazed front door, carpeted flooring, radiator and ceiling light.

Kitchen

8'1 x 9'6 approx (2.46m x 2.90m approx)

UPVC double glazed window to the front, laminate flooring, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, gas hob and extractor hood over, space for a washing machine and fridge freezer, wall mounted boiler and spotlights.

Lounge

14'9 x 11'7 approx (4.50m x 3.53m approx)

UPVC double glazed French doors to the rear, carpeted flooring, radiator, electric fire and ceiling light.

Bedroom 1

11'9 x 11'9 approx (3.58m x 3.58m approx)

UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

Bedroom 2

9'7 x 8'3 approx (2.92m x 2.51m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Shower Room

5'8 x 5'7 approx (1.73m x 1.70m approx)

Obscure UPVC double glazed window to the front, walk-in shower, wash hand basin, low flush w.c., ceiling light, vinyl flooring and heated towel rail.

Outside

To the front of the property there are shrubs and a driveway providing off street parking and access into the garage.

To the rear there is a low maintenance garden with apple tree and access into the garage.

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. Turn left onto Market Street and South Street can be found on the left with the property on the left hand side.

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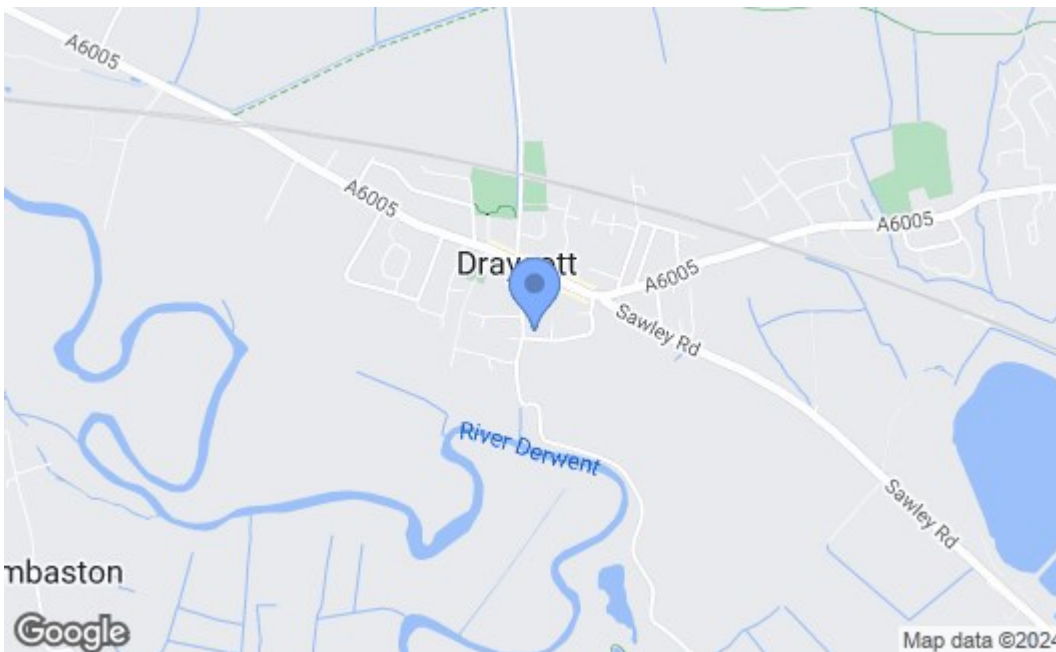
Council Tax

Erewash Borough Council Band C





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.