



Harrington Street,  
Draycott, Derbyshire  
DE72 3QA

**Price Guide £239,995-249,995**

**Freehold**



THIS IS A TASTEFULLY REFURBISHED AND UPGRADED TRADITIONAL SEMI DETACHED HOUSE WHICH IS LOCATED ON A QUIET ROAD IN THIS AWARD WINNING VILLAGE.

Being located on Harrington Street, this three bedroom semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a house which provides three bedrooms and is close to local amenities and facilities. For the size and quality of the accommodation included and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to local amenities provided by Draycott village as well as those found in the nearby villages of Borrowwash and Breaston, as well as Long Eaton which is only a few minutes drive away.

The property has an attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having a new gas central heating system and double glazing installed throughout. The house is entered through a stylish composite front door and includes a hall, from which stairs take you to the first floor and a door into the main lounge/sitting room, there is a well fitted dining kitchen which has ranges of wall and base units and integrated appliances, a rear hall also provides a utility area and there is a luxurious bathroom with a mains flow shower over the bath. To the first floor the landing leads to the three good size bedrooms, the main bedroom having an en-suite shower room/w.c. Outside there is an easily managed garden to the front and a path leads down the left hand side of the house through a gate to the rear garden. At the rear of the property there is a main patio area with a second patio, a large lawned area, fencing and a hedge to the boundaries and at the bottom of the garden there is a storage shed and off road parking provided.

Draycott has a number of local shops and schools for younger children while there are Co-op stores and other shops found in the adjacent villages of Breaston and Borrowwash with Asda, Tesco, lidl and Aldi stores as well as many other retail outlets and schools for older children found in Long Eaton, there are healthcare and sports facilities, walks in the surrounding picturesque countryside and the excellent transport links include H25 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.



Stylish composite front door with inset opaque glazed leaded panel leading to:

### Reception Hall

Stairs with hand rail leading to the first floor, feature vertical radiator, laminate flooring which extends through into the main living accommodation and a glazed door leading through to:

### Lounge/Sitting Room

15'6" x 11'2" approx (4.72m x 3.40m approx)

Double glazed bay window with fitted blind to the front, laminate flooring, recessed lighting to the ceiling, feature radiator, power point for a wall mounted TV with shelving under, understairs storage cupboard where the electricity meter and electric consumer unit are housed and a glazed door leads into:

### Dining Kitchen

14'9" x 9'9" approx (4.50m x 2.97m approx)

The kitchen has recently been re-fitted with grey gloss finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface with drawers, cupboards, oven and an integrated dishwasher below, upright integrated fridge/freezer, matching eye level wall cupboards, tiling to the walls by the work surface areas and a hood over the cooking area, recessed lighting to the ceiling, laminate flooring and a radiator.

### Rear Hall/Utility Area

7' x 5' approx (2.13m x 1.52m approx)

Work surface with space below for both an automatic washing machine and a tumble dryer, double eye level wall unit, tiling to the walls by the work surface areas and a half double glazed door leading out to the rear garden.

### Bathroom

The bathroom is fitted with a white suite including a panelled bath with mixer tap and a mains flow shower over, tiling to three walls and a protective glazed screen, low flush w.c. with a concealed cistern and a hand basin with a mixer tap, double cupboard below and a mirror to the wall above, tiling to the walls by the w.c. and sink areas, tiled flooring, extractor fan, chrome ladder towel radiator and an opaque double glazed window.

### First Floor Landing

Hatch to loft, opaque double glazed window and recessed lighting to the ceiling.

### Bedroom 1

12'2" x 11'8" to 10'6" approx (3.71m x 3.56m to 3.20m approx)

Double glazed window with fitted shutters to the front, feature radiator, engineered oak flooring, dressing table with glazed shelf under, aerial point and power point for a wall mounted TV, recessed lighting to the ceiling and power points with USB sockets.

### En-Suite

The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, shower boarding to the walls and a glazed sliding door and protective screen, low flush w.c., hand basin with mixer tap, splashback

and mirror with lighting to the wall above and a double cupboard beneath, chrome ladder towel radiator, extractor fan, recessed lighting to the ceiling and vinyl flooring.

### Bedroom 2

11'4" x 7'6" approx (3.45m x 2.29m approx)

Double glazed window to the rear, radiator, aerial point and power point for a wall mounted TV.

### Bedroom 3

9'8" x 7'2" approx (2.95m x 2.18m approx)

Double glazed window to the rear, radiator, shelved storage cupboard to one wall and the boiler is housed in a fitted cupboard.

### Outside

At the front of the property there is a pebbled area with a low level wall to the front and side boundaries and railings to the right hand side with a gate leading out to the road, paved path to the front door and a path leads down the left hand side of the house through a gate to the rear garden.

At the rear there is a block paved patio area with a path leading to the bottom of the garden, there is a second patio and this leads onto a lawn with the garden being kept private by having a hedge to the left and fence to the right and at the bottom of the garden with a gate and fence leading to a storage area and off road parking at the bottom of the garden which is accessed from Villa Street. There is also a storage shed, external power points, an outside light and external tap provided.

### Directions

Proceed out of Long Eaton along Derby Road and continue through the village of Breaston and upon reaching Draycott take the right hand turning onto Harrington Street where the property is situated on the right hand side.

8057AMMP

### 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

Broadband Speed - Standard 19mbps, Superfast 80mbps, Ultrafast 1139mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

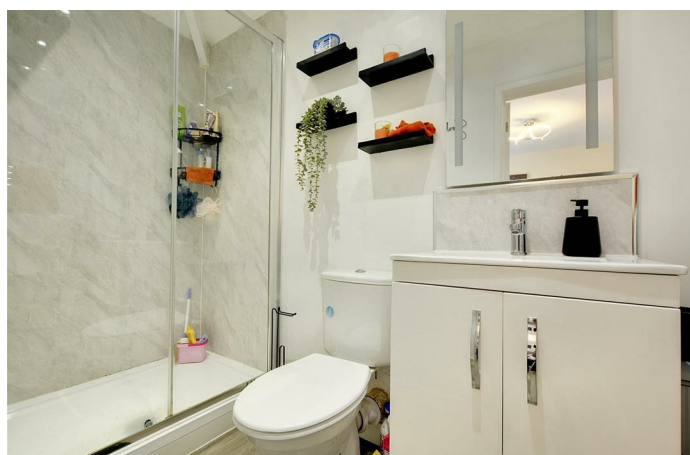
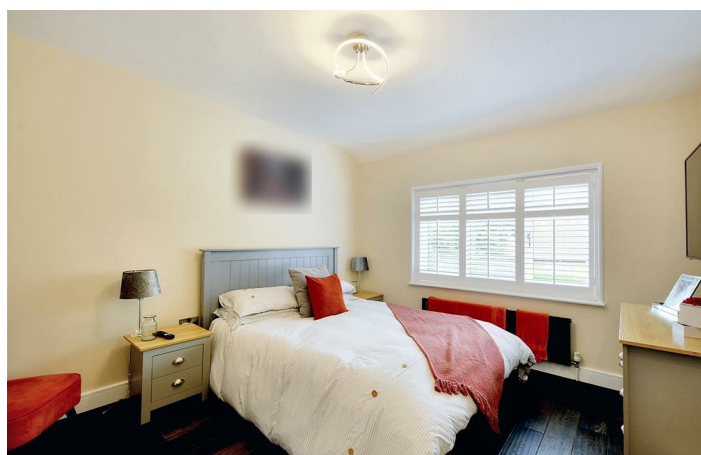
Flood Risk – No, surface water very low

Flood Defenses – No

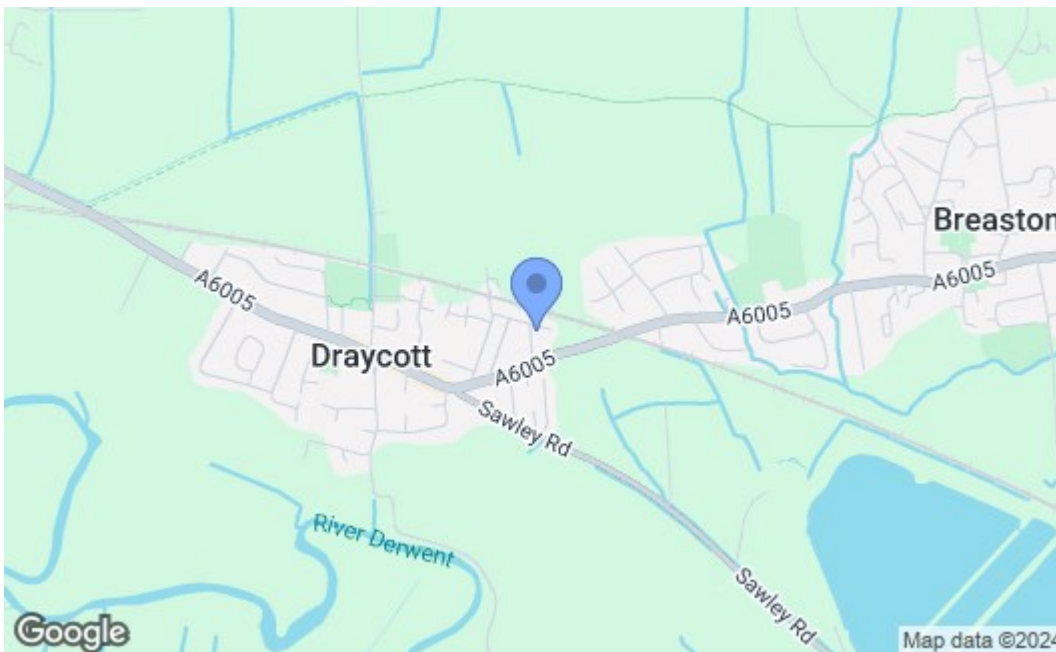
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.