



Market Street,
Draycott, Derbyshire
DE72 3NB

O/O £220,000 Freehold



A TWO BEDROOM PLUS LOFT ROOM, SEMI DETACHED HOME FOUND IN THIS DESIRABLE VILLAGE LOCATION.

Robet Ellis are pleased to offer to the market this two bedroom semi detached home with an attic room which is nestled in the centre of Draycott. This home breathes space and size throughout with lovely high ceilings, perfect blend of character, comfort and convenience. Ideal for first-time buyers, small families, or investors, this well-presented property is ready to move into and boasts a range of modern features while retaining its charm. There are a selection of local shops and amenities on your doorstep here in Draycott and having convenient access to Long Eaton Town Centre in addition to link roads such as the M1 and A52.

The property has recently had some improvements made by the current owners which really needs to be viewed to be appreciated. Internally the accommodation briefly comprises of an entrance into the lounge with an original fireplace which leads to the dining room and has stairs to the first floor. There is a recently installed kitchen to the rear aspect of the property. To the first floor, there are two double bedrooms, a large family bathroom and a staircase leading to the attic room which provides ample storage within the eaves.

Draycott has a number of local shops and schools for younger children while there are further shopping facilities found in the two adjacent villages and Long Eaton where there are Asda, Tesco and Aldi stores as well as many retail outlets, there are schools for younger children in Draycott with schools for older children including Friesland School in Sandiacre and The Wilsthorpe Academy in Long Eaton being within easy reach, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge

11'11" x 12'6" approx (3.63m x 3.81m approx)

Double glazed window and door to the front, original fireplace with open fire, dado rail, coving and radiator.

Dining Room

11'11" x 12'5" approx (3.63m x 3.78m approx)

Double glazed window to the rear, radiator, door to kitchen and understairs storage cupboard.

Kitchen

14'1" x 6'8" approx (4.29m x 2.03m approx)

Double glazed door and window to the rear, base units with work surface over, inset sink and drainer, integrated electric oven, four ring induction hob and extractor hood over.

First Floor Landing

Feature window to the side, radiator, stairs to second floor and doors to:

Bedroom 1

12'5" x 11'9" approx (3.78m x 3.58m approx)

Two double glazed windows to the front and a radiator.

Bedroom 2

10'5" x 8'10" approx (3.18m x 2.69m approx)

Double glazed window to the rear and a radiator.

Bathroom

Large bathroom with a double glazed window to the rear, laminate flooring, panelled bath, vanity wash hand basin, low flush w.c., chrome heated towel rail and cupboard housing the boiler.

Second Floor

Loft Room

15'8" x 11'9" approx (4.78m x 3.58m approx)

Double glazed window to the side, wooden flooring and storage in the eaves.

Outside

Gravelled frontage with steps and path to the front door.

The rear garden is ready for a new owner to landscape as required, panelled fencing to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston and into Draycott. On entering Draycott turn left into Market Street and the property can be identified by our for sale board.

8405AMCO

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 18mbps Superfast 80mbps

Phone Signal – Ee, O2, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

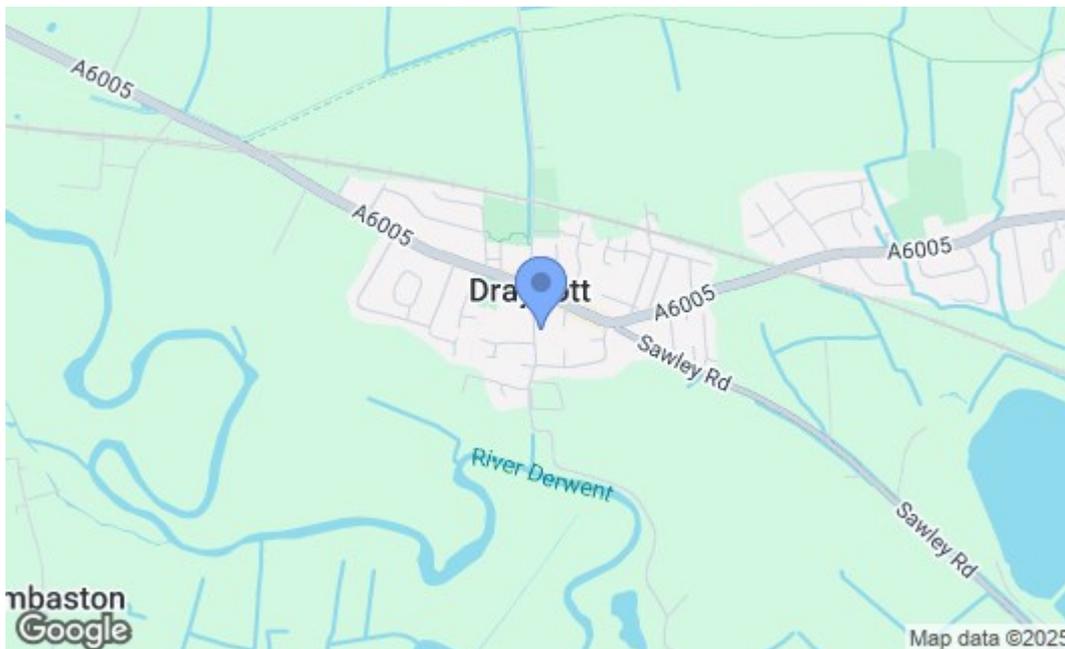
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 63 | |
| (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.