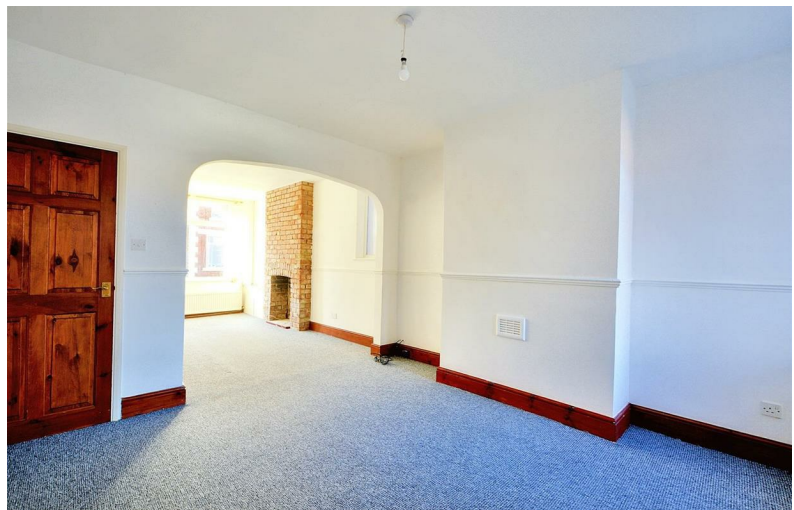


# Robert Ellis

*look no further...*



Fowler Street,  
Draycott, Derbyshire  
DE72 3QD

**£189,950 Freehold**

0115 946 1818



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A WELL PRESENTED AND DECEPTIVELY SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH AN ENCLOSED REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this fantastic example of a three bedroom semi-detached house, perfect for a wide range of buyers. The property is constructed of brick to the external elevations and benefits gas central heating throughout and double glazed except for a small, wooden and single glazed window in the master bedroom. The property sits within the heart of Draycott village and an internal viewing is highly recommended to appreciate the space and location on offer.

In brief, the property comprises an entrance hallway, a large open plan living room/dining room with under stairs storage cupboard and an exposed brick chimney breast, a kitchen, rear hallway with access to the garden which could be used as a utility space and a three piece downstairs bathroom suite. To the first floor, the landing leads to three generous sized bedrooms and an upstairs WC. To the exterior, there is on street parking available to the front and access into the garden to the side and through a wooden gate. To the rear, there is an enclosed garden with turf.

Located in the popular residential village of Draycott, close to a wide range of local schools, shops and parks. Long Eaton town centre is just a short drive away where further shops, healthcare facilities and supermarkets can be found. There are fantastic transport links 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 local train stations just a short drive away.



### Entrance Hall

uPVC double glazed front door, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Lounge

8'4 × 15'4 approx (2.54m × 4.67m approx)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, exposed chimney breast, painted plaster ceiling, ceiling light.

### Dining Room

12'7 × 12'6 approx (3.84m × 3.81m approx)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, under stairs storage cupboard, painted plaster ceiling, ceiling light.

### Kitchen

9'3 × 8'9 approx (2.82m × 2.67m approx)

uPVC double glazed window overlooking the side, tiled flooring, wall and base units with work surfaces over, inset sink and drainer, freestanding cooker, space for washing machine, painted plaster ceiling, ceiling light.

### Hall/Utility space

3'5 × 6'6 approx (1.04m × 1.98m approx)

uPVC double glazed door leading to the rear garden, tiled flooring, space for tumble dryer, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

6'8 × 5'6 approx (2.03m × 1.68m approx)

uPVC double glazed window overlooking the side, tiled flooring, low flush w.c., pedestal sink, bath with shower over the bath, radiator, painted plaster ceiling, ceiling light.

### First Floor Landing

Carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Master Bedroom

15'4 × 11'6 approx (4.67m × 3.51m approx)

uPVC double glazed windows overlooking the front, wooden single glazed window overlooking the side, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

### Bedroom Two

8'3 × 12'1 approx (2.51m × 3.68m approx)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

### Bedroom Three

6'6 × 5'9 approx (1.98m × 1.75m approx)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, built in storage cupboard housing the boiler, wallpapered ceiling, ceiling light.

### WC

uPVC double glazed patterned window overlooking the side, vinyl flooring, WC, pedestal sink, radiator, painted plaster ceiling, ceiling light.

### Outside

To the front, there is on street parking available for residents and access to the side and through a wooden gate, into the garden. To the rear there is an enclosed garden with turf.

### 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 along station Road. Fowler Street can be found as a turning on the right hand side with the property identified by our for sale board on the left hand side.

8382RS

### 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 AND VIRGIN

Broadband Speed -

Standard 17 mbps

Superfast 67 mbps

Ultrafast 1139 mbps

Phone Signal – O2, EE, THREE, VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

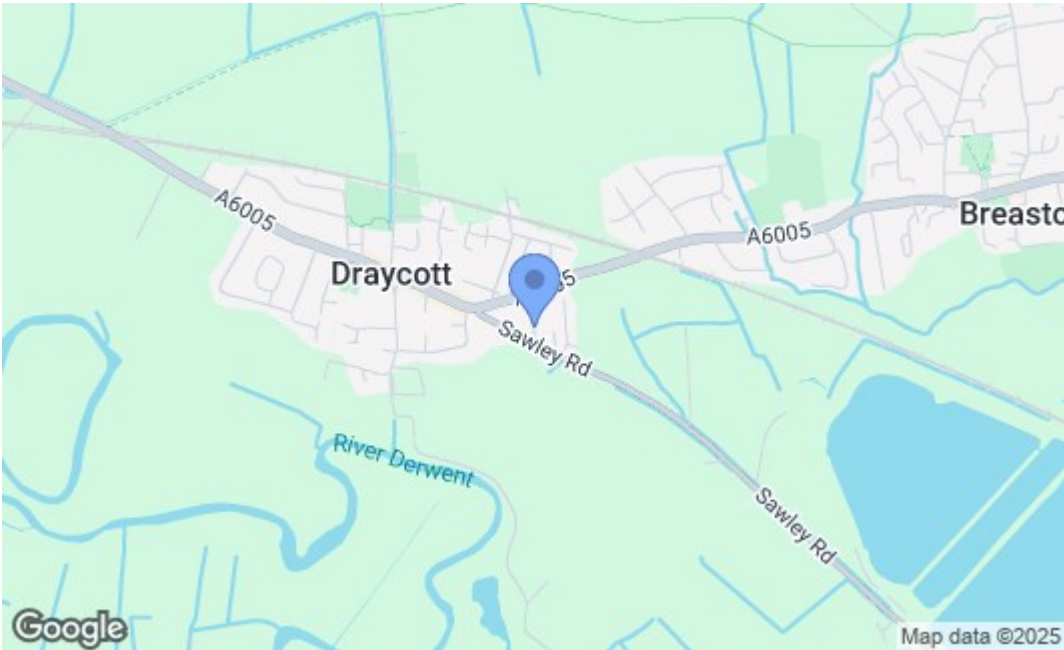
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.