



Clay Street,
Draycott, Derbyshire
DE72 3WE

£315,000 Freehold



A CONTEMPORARY THREE DOUBLE BEDROOM THREE STOREY HOUSE SITUATED IN THE HEART OF DRAYCOTT BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are pleased to offer to the market this lovely, spacious semi detached property located at the head of a quiet cul de sac which opens onto playing fields adjacent and there is also Draycott Primary School to the rear of the house. This contemporary three-bedroom, three-story house offers a stylish and spacious living environment, perfect for modern family living. Situated in the heart of Draycott, this property is ideally located close to local parks, shops, and amenities, providing convenience and easy access to everything you need. With an open plan kitchen diner with French doors opening into the garden and lounge on the first floor with a Juliet balcony, it offers living space in abundance. Plus being sold with no upward chain, this would make an ideal purchase that bit easier!

The property briefly comprises of a light, airy and spacious entrance hallway with space for a desk or storage and downstairs W.C. The ground floor features an open-plan kitchen and dining area, perfect for family meals and entertaining, with French doors that lead out to a generous garden space. The integral garage provides additional storage or parking, and the large front driveway can accommodate up to four vehicles. On the first floor, you'll find a bright and spacious lounge with a Juliet balcony, offering stunning views of the rear garden. The three bedrooms are spread across the first and second floors, each offering double bed space and natural light, the master benefiting from an ensuite. With a private, enclosed rear garden, with patio area and shed, this home offers both indoor and outdoor living in a prime location. Don't miss the opportunity to make this beautiful house your new home!

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 Borrowash 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 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.



Porch

4'11" x 5'8" approx (1.5m x 1.74m approx)

With uPVC double glazed door to the front, with inset patterned glass, laminate flooring, coving, ceiling led spotlights, this leads through to the:

Downstairs W.C

2'7" x 5'8" approx (0.8m x 1.74m approx)

With a uPVC double glazed patterned window to the front, low flush W.C, and hand basin, LED ceiling spotlights, laminate flooring and extractor fan.

Entrance Hall

7'9" x 10'9" approx (2.37m x 3.28m approx)

The entrance hall has laminate flooring, radiator, coving, this leads to a door into the integral garage, there is a space for a desk or additional storage under the stairs

Kitchen Diner

18'2" x 10'0" approx (5.56m x 3.05m approx)

With uPVC double glazed French doors opening onto the rear garden and a uPVC double glazed window to the rear, laminate flooring to dining area and tiled kitchen floor area, ceiling light over dining area and LED recessed spotlights, radiator.

The kitchen consists of Shaker style wooden wall, drawer and base unit to three walls with laminate rolled edge worktops, splash back tiling, integral oven, four ring gas hob with stainless steel extractor above, space for washing machine, space for dishwasher, integral fridge freezer, stainless steel inset sink with swan neck mixer tap.

First Floor landing

6'5" x 10'9" approx (1.98m x 3.28m approx)

The landing has wooden flooring, coving, recessed LED spotlights, inset window between the lounge and landing and doors off to the bedroom and storage/airing cupboard and lounge.

Lounge

18'3" x 13'0" approx (5.58m x 3.98m approx)

The lounge has a uPVC double glazed door to the Juliet balcony and another uPVC double glazed window to the rear elevation, laminate wooden flooring, ceiling light, radiator, coving, TV point.

Bedroom One

11'1" x 13'5" approx (3.38 x 4.10m approx)

uPVC double glazed window to the rear, carpeted flooring, recessed LED spotlights, radiator, TV point, access to the loft via a loft hatch, large in built wardrobe, coving to the ceiling.

En-suite

6'5" x 5'8" approx (1.98m x 1.74m approx)

The Ensuite wet room has a uPVC double glazes patterned window to the front, LED recessed spotlights, black tile flooring, tiled to the ceiling, W.C and pedestal sink, extractor fan, rain shower and glass shower screen and hand held shower.

Second Floor landing

6'9" x 7'5" approx (2.08m x 2.28m approx)

With carpeted flooring, coving to the ceiling, LED recessed spotlights, radiator, door to two bedroom and bathroom.

Bedroom Two

6'9" x 7'5" approx (2.07 x 2.27m approx)

uPVC double glazed window to the front, carpeted flooring, recessed LED spotlights, radiator, large in built wardrobe, coving to the ceiling.

Bedroom Three

11'1" x 12'2" approx (3.39 x 3.73m approx)

uPVC double glazed window to the rear, carpeted flooring, recessed LED spotlights, radiator, large in built wardrobe, coving to the ceiling.

Bathroom

6'10" x 6'5" approx (2.09m x 1.98m approx)

The main bathroom is on the second floor, with a panelled back with tiles to the middle point of the wall, LED recessed spotlights,, low flush W.C and pedestal sink,

Outside

To the front, there is a substantial block-paved driveway for four vehicles. Being the end property, there is additional side space.

To the rear, there is an enclosed rear garden with fencing to the boundaries. There is a patio directly outside the back doors leading from the kitchen diner, with a raised decked area ideal for

Garage

9'2" x 17'3" approx (2.81m x 5.26m approx)

The integral garage has a metal up and over door with lights and power

Directions

Head along Draycott Road towards Borrowwash, and turn right onto Clay Street. The property is towards the end on the right as identified by our for sale board.

Council Tax

Erewash Council Tax Band C

Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 49mbps Ultrafast 1000mbps

Phone Signal – Three, 02, EE

Sewage – Mains supply

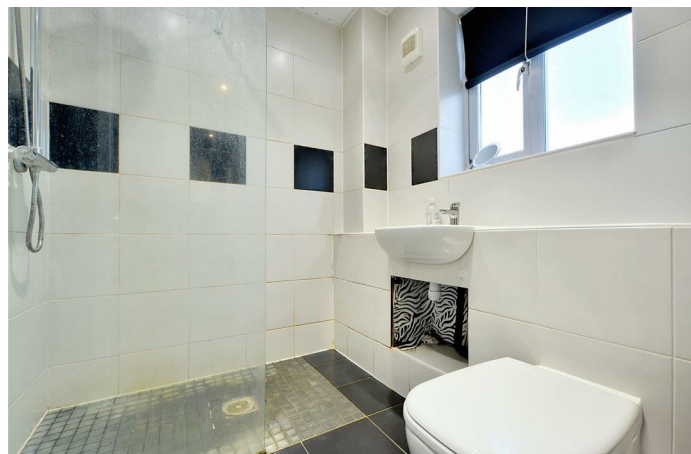
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

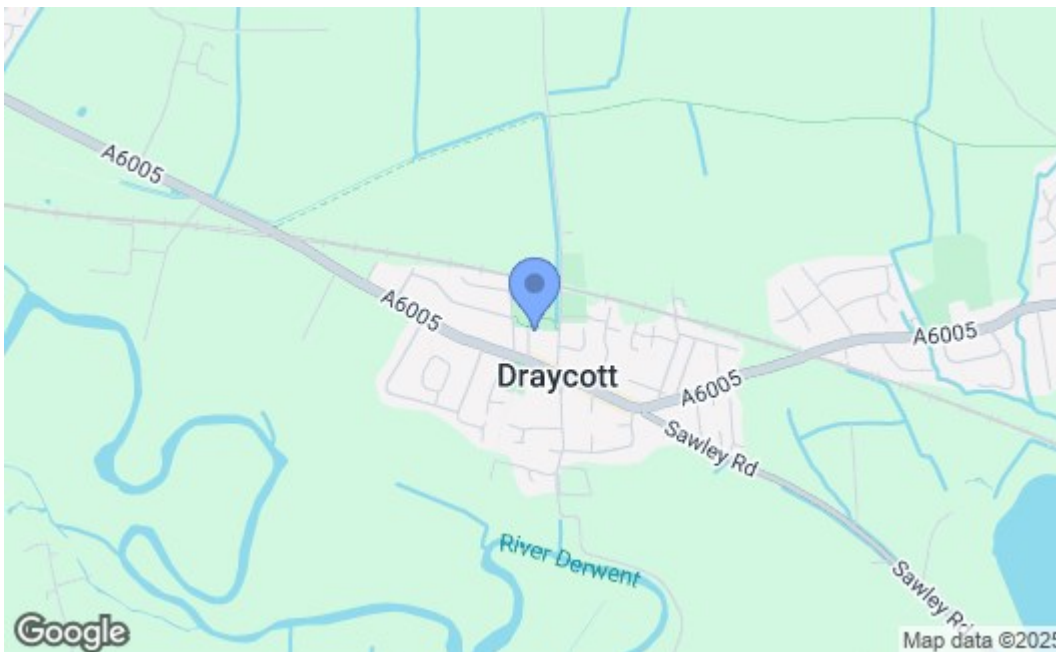
Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA: 1322 sq ft. (122.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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			83
(69-80) C		70	
(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.