



Derwent Street,
Draycott, Derbyshire
DE72 3NF

Price Guide £265-270,000
Freehold



A THREE BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION AND BEING FOUND IN THIS AWARD WINNING VILLAGE BEING SOLD WITH NO UPWARD CHAIN!

A wonderful opportunity has arisen to purchase this detached home situated on a corner plot on Derwent Street in Draycott. With newly fitted double glazing throughout, The property is well placed for easy access to the local amenities and facilities provided by Draycott, which include a number of local shops and schools for younger children. There are also further shopping facilities found in the nearby villages of Borrowash and Breaston and in Long Eaton which is only a few minutes drive away.

Upon entry via the front door, you are greeted into the spacious hallway which provides access to the lounge, kitchen and stairs leading to the first floor. The lounge area is set to the front of the property with the dining area to the rear, which overlooks the rear garden. The kitchen, which comes with a range of freestanding appliances, can be accessed via the lounge diner. To the first floor there are three bedrooms, with two double rooms and a three piece bathroom. Externally, to the front there is off road parking for multiple vehicles and access to the single garage. To the rear of the property there is a lawned garden and is enclosed by fencing with shrubs to the boundaries.

Draycott offers a number of local amenities and facilities, there are Co-op convenience stores in both Borrowash and Breaston and many more shopping facilities can be found in Long Eaton where there are Asda, Tesco and Aldi stores as well as schools for older children, healthcare and sports facilities, including several local golf courses, walks in the surrounding picturesque countryside and excellent transport links including Junction 25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway, and the A52 and other main road provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Porch

4' x 7'6 approx (1.22m x 2.29m approx)

With a welcoming light and airy porch to the front with metal framed patterned door with inset glass and window to the side, carpeted flooring, radiator, wall light and door into the lounge diner.

Lounge Diner

23'1 x 11'9 approx (7.04m x 3.58m approx)

A dual aspect spacious lounge diner with newly fitted uPVC double glazed window to the front and rear, carpeted flooring, two radiators, gas fireplace and surround, ceiling light, wall light, in-built cupboard and sliding door to the stairs to first floor.

Kitchen

9'3 x 7'6 approx (2.82m x 2.29m approx)

With newly fitted uPVC double glazed window to the rear, metal frame back door to the garden, laminate flooring, ceiling light, radiator, in-built under-stairs cupboard.

The kitchen consists of a range of wall, base and drawer units to three walls with rolled edge laminate work surfaces, splash-back tiles, space for cooker, space and plumbing for washing machine.

First Floor Landing

7'2 x 7'9 approx (2.18m x 2.36m approx)

With a newly fitted uPVC double glazed window the side elevation, carpeted flooring, ceiling light, two built in cupboards, and access to the loft via a loft hatch.

Bedroom One

12'8 x 10 approx (3.86m x 3.05m approx)

With newly fitted uPVC double glazed window to the front elevation, carpeted flooring, radiator and ceiling light.

Bedroom Two

10'7 x 10'6 approx (3.23m x 3.20m approx)

With dual aspect newly fitted uPVC double glazed window to the side and rear elevation, carpeted flooring, radiator and ceiling light.

Bedroom Three

8'8 approx x 6'4 approx (2.64m approx x 1.93m approx)

With newly fitted uPVC double glazed window to the front elevation, carpeted flooring, radiator and ceiling light.

Bathroom

With a newly fitted uPVC patterned to the rear elevation, radiator, ceiling light, a panelled bath with overhead shower, WC and hand wash basin.

Outside

The property sits on a large corner plot. To the front is a driveway for at least two vehicles, fences front garden with established shrubs and trees and garage to the right hand side. To the rear is a private enclosed garden with a wooden side gate with a path to the kitchen door. To the rear there is an enclosed lawned garden with patio area for al-fresco living.

Garage

8'2 x 16'8 approx (2.49m x 5.08m approx)

An attached garage with a metal up and over door to the front, with uPVC back door and a patterned window to the rear. The garage has lighting and power.

Directions

Head out of Long Eaton along Derby Road and continue through the village of Breaston and into the centre of Draycott. Take the left hand turning onto Market Street where Derwent Street is a turning on the right hand side. 8467A

Council Tax

Erewash Borough Council Tax Band C

Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 60mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

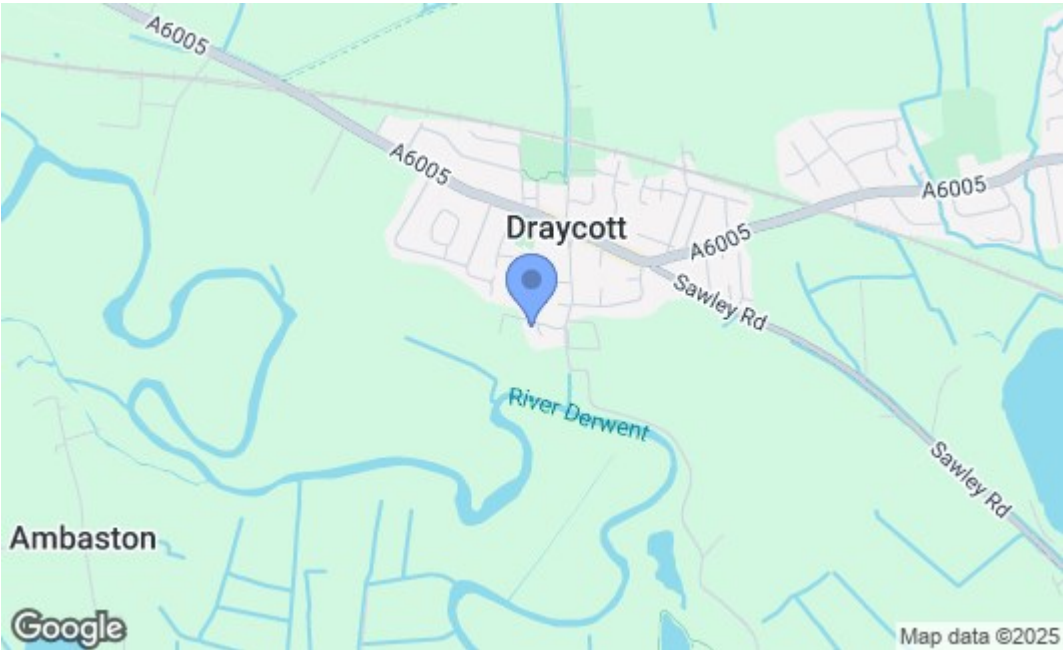
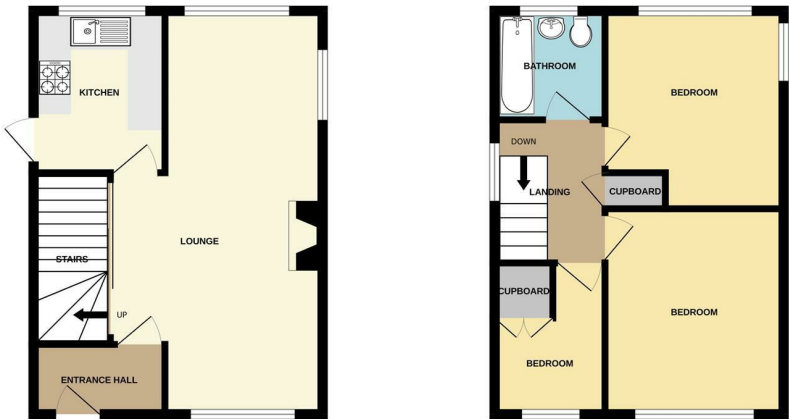
Non-Standard Construction – No

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		
(81-91) B		
(69-80) C		
(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.