



Villa Street,
Draycott, Derbyshire
DE72 3PZ

Price Guide £240-250,000

Freehold

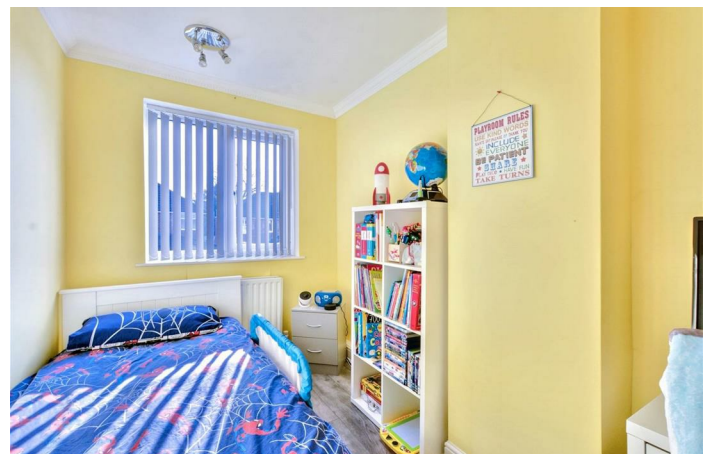
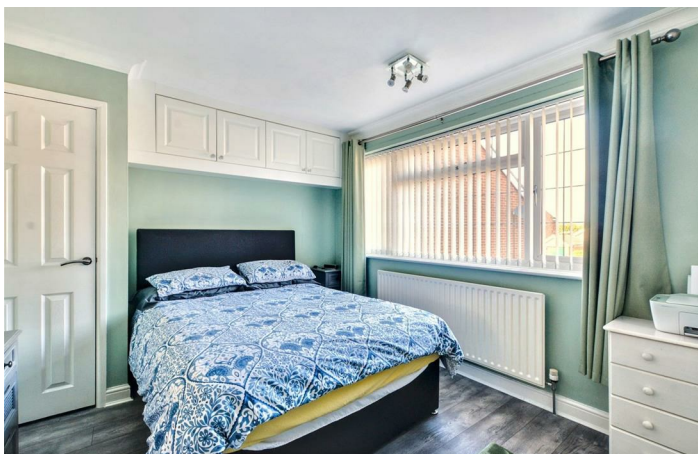


A THREE BEDROOM SEMI DETACHED HOUSE FOUND IN THIS DESIRABLE VILLAGE LOCATION.

Robert Ellis are pleased to bring to the market this semi detached home located within the ever popular village of Draycott. This property, which nestles within a cul de sac, is ideal for anyone looking for a property in a quiet location but still within easy access to local shops and amenities. There are many reasons why Draycott is so popular, its situated close to Breaston Village whilst also offering great access to link roads such as the M1, A50 and A52..

This property is situated in a quiet cul de sac within Villa Street and offers the huge bonus of off road parking. Internally, the property briefly compromises of an entrance hall, kitchen diner which has been knocked into part of the garage into order to create a fantastic sized kitchen diner and a lounge to the rear aspect with French doors into the garden. To the first floor, there are three bedrooms and a shower room.

Draycott has a number of local shops while there are Co-op stores at both Borrowash and Breaston with further shopping facilities being found in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets with there also being an Asda at Spondon, 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, 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.



Hall

Double glazed door to the side, stairs to the first floor, laminate flooring, door to storage cupboard and doors to:

Kitchen

14'6 x 9'8 approx (4.42m x 2.95m approx)

Double glazed window to the front, matching wall and base units with work surfaces over, inset sink and drainer, integrated double oven, four ring gas hob and extractor over, part tiled walls, space for a fridge freezer, radiator and plumbing for a washing machine and dishwasher.

Lounge

14'6 x 11'11 approx (4.42m x 3.63m approx)

Double glazed French doors to the rear, laminate flooring, gas fire, hearth and mantle, TV point, coving to the ceiling and a radiator.

First Floor Landing

Loft access hatch, airing/storage cupboard and doors to:

Bedroom 1

12'2 to wardrobes x 9'10 approx (3.71m to wardrobes x 3.00m approx)

Double glazed window to the front, coving to the ceiling, laminate flooring, fitted wardrobes and a radiator.

Bedroom 2

10'9 x 6'7 approx (3.28m x 2.01m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

7'7 x 7'7 approx (2.31m x 2.31m approx)

Double glazed window to the rear and a radiator.

Shower Room

Double glazed window to the side, single shower cubicle with wall mounted electric shower, low flush w.c., vanity wash hand basin, fully tiled walls and floor.

Outside

To the front there is off road parking leading to the side entrance door and garage.

To the rear of the property there is a low maintenance garden with a patio, stone seating area, fencing to the boundaries, greenhouse.

Garage

Up and over door to the front.

Directions

Proceed out of Long Eaton along Derby Road, continue over the traffic island and through the villages of Breaston into Draycott, after entering Draycott take the right hand turning into Harrington Street where Villa Street can be found at the end of the road.

8438AMCO

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, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

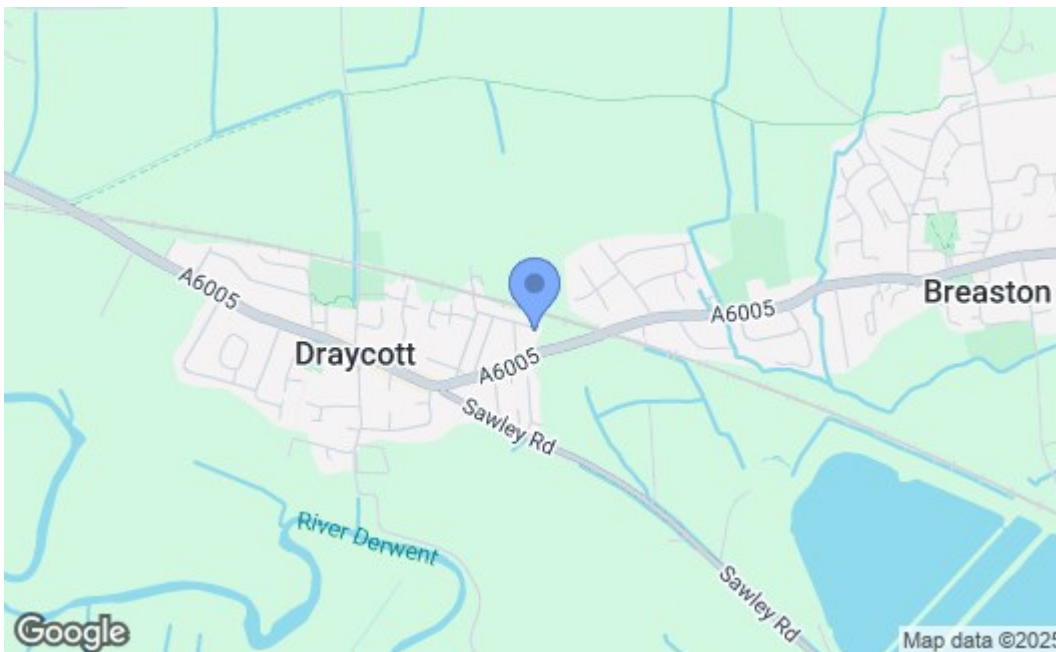
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(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.