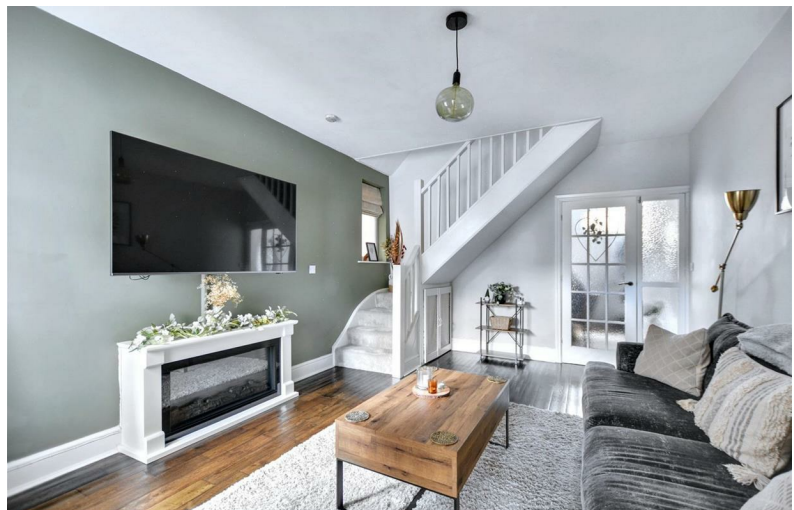


# Robert Ellis

*look no further...*



Market Street,  
Draycott, Derbyshire  
DE72 3NB

**£224,995 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisear





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

Robert Ellis are delighted to offer to the market this fantastic opportunity for a first time buyer to purchase this stunning home in Draycott. Boasting two stunning reception rooms to the ground floor, this property really needs to be viewed to be appreciate. Ideally located for a range of local shops, amenities and bus routes as well as the A52 and M1. There are two double bedrooms to the first floor and a four piece bathroom suite.

Constructed of brick to the external elevations and benefiting from gas central heating and double glazing, this well presented traditional semi briefly comprises of a dining room to the front, lounge to the rear with stairs to the first floor and a well fitted kitchen. To the first floor are the two double bedrooms and four piece bathroom. Enclosed garden to the rear with shrubs to the borders and fencing to the boundaries.

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.



### Dining Room

12'4 × 12' approx (3.76m × 3.66m approx)

Double glazed window and door to the front, hard wood flooring, radiator.

### Lounge

15'7 max × 12' approx (4.75m max × 3.66m approx)

Double glazing window to the rear, stairs to the first floor, plasma effect fire, hard wood flooring, radiator.

### Kitchen

6'10 × 14'1 approx (2.08m × 4.29m approx)

Double glazed window to the side, double glazed door to the rear, range of wall, base and drawer units with work surfaces over, inset sink and drainer, integrated fridge freezer, dishwasher, part tiled walls, spotlights to the ceiling, tiled flooring, cupboard, integrated electric oven, four ring gas hob with extractor over, space for a washing machine.

### First Floor Landing

Access hatch to the fully boarded loft and doors to:

### Bedroom 1

12'1 × 11'7 approx (3.68m × 3.53m approx)

Two double glazed window to the front, storage cupboard, radiator and coving.

### Bedroom 2

9' × 12'1 approx (2.74m × 3.68m approx)

Double glazed window to the rear, radiator and built-in storage.

### Bathroom

Single shower cubicle with wall mounted shower, tiled floor, panelled bath, low flush w.c. pedestal wash hand basin, spotlights to the ceiling, extractor fan and cupboard housing the boiler.

### Outside

There is a patio area, lawned garden with sleepers to the borders having shrubs and 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.

8503AMCO

### 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

Broadband Speed - Standard 18mbps Superfast 80mbps

Phone Signal – EE, Vodafone, 02

Sewage – Mains supply

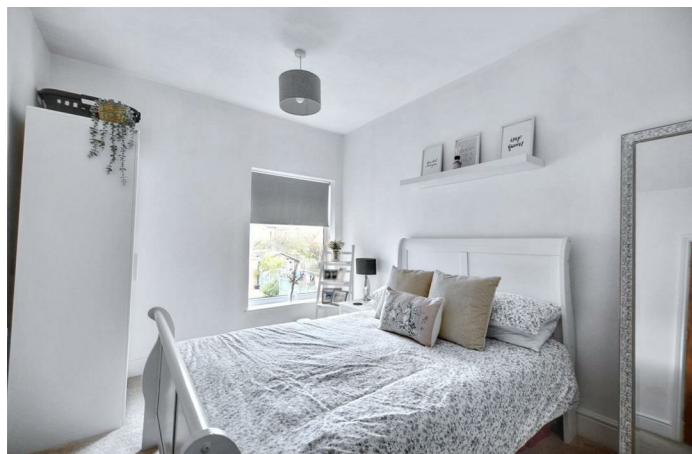
Flood Risk – No, surface water very low

Flood Defenses – No

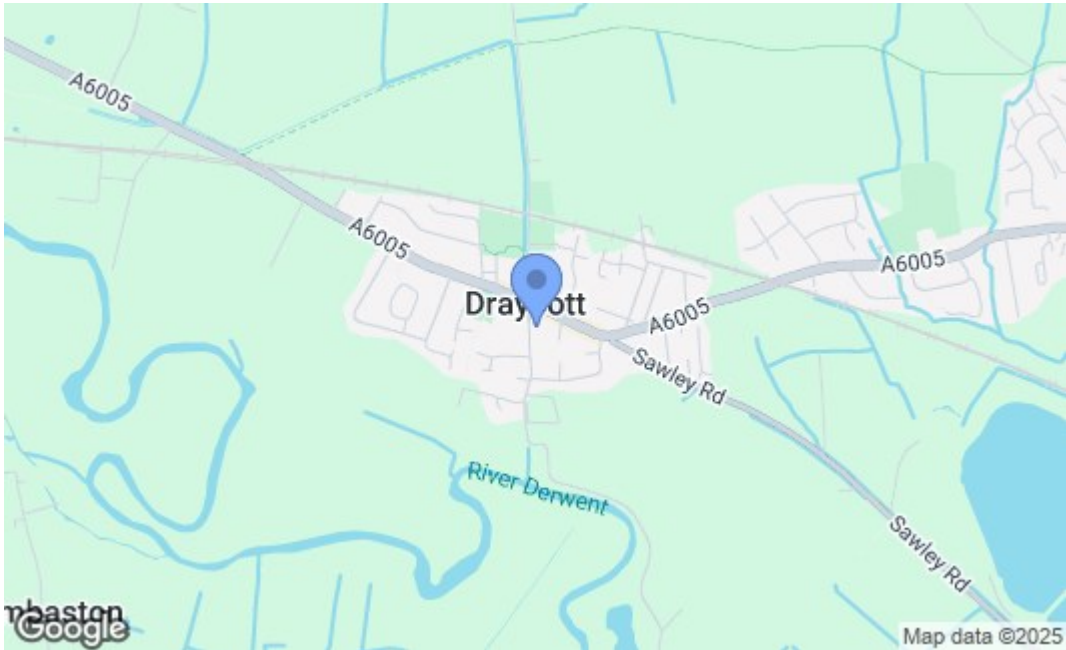
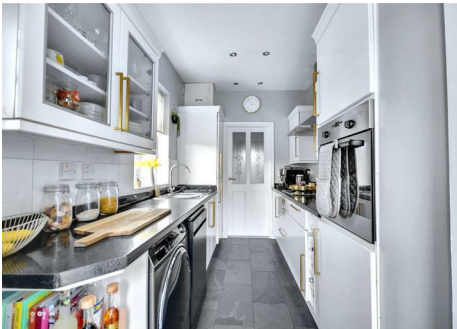
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.