

# Robert Ellis

look no further...



Villa Street,  
Draycott, Derby  
DE72 3PZ

**£215,000 Freehold**

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THIS IS A TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED PROPERTY WHICH OVER RECENT YEARS HAS BEEN UPDATED THROUGHOUT AND PROVIDES A LOVELY HOME WHICH WILL SUIT A WHOLE RANGE OF BUYERS.

Being located on Villa Street, which is a quiet road on the edge of Draycott, this beautiful home will suit a whole range of potential buyers who are looking to either buy their first home or maybe someone who is downsizing and wants a character property which is easy to maintain and close to excellent local amenities and facilities. For the size and layout as well as the quality of the accommodation included in the property to be appreciated, we recommend interested parties take a full inspection so they can see all that is included in this beautiful home for themselves and also be able to see the private, landscaped garden to the rear.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating and double glazing. Being entered through the main entrance door at the side, the accommodation includes a reception hall, from which stairs lead to the first floor; a lounge, separate dining/sitting room from which a double glazed composite door leads out to the rear garden, the kitchen is fitted with wood painted units and wooden work surfaces and includes integrated cooking appliances, there is the luxurious re-fitted ground floor bathroom which has a mains flow shower over the bath. To the first floor the landing leads to the two double bedrooms, with the main bedroom having an en-suite shower room/w.c Outside there is a tarmac area at the front and an attractive quarry tiled pathway running down the right hand side and at the rear, the private garden which has several areas to sit and enjoy outside living, an astroturf lawn, three sheds will remain at the property when it is sold and there is fencing to the boundaries.

Draycott has a number of local shops and schools for younger children with Long Eaton being only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets along with schools for older children, there are healthcare and sports facilities which includes 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 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

Open porch with a tiled roof and an outside light leading through a stylish composite front door with ornate inset leaded glazed panels to:

## Reception Hall

Stairs with a hand rail and central carpet tread leading to the first floor, engineered oak flooring which extends into the dining/sitting room and there is a door with inset glazed panels leading to:

## Lounge

11'7 x 11' approx (3.53m x 3.35m approx)

Double glazed window with a fitted blind to the front, feature radiator, Adam style fireplace with marble inset and hearth, double cupboards and shelving to either side of the chimney breast, engineered oak flooring and the electricity meter is housed in a fitted cupboard.

## Dining/Sitting Room

11'8 x 11' approx (3.56m x 3.35m approx)

Composite door with a double inset double glazed side panel leading out to the rear garden, double glazed eye level window to the side wall, engineered oak flooring, feature recess in the chimney breast with a brick finish inset and wooden mantle over, feature radiator, understairs storage cupboard and a door with two inset glazed panels leading to:

## Kitchen

11'8 x 6'7 approx (3.56m x 2.01m approx)

The kitchen is fitted with dark wooden painted units and has wooden work surfaces and includes a 1 1/2 bowl ceramic sink with a mixer tap set in a wooden work surface with spaces for an automatic washing machine and tumble dryer, integrated dishwasher and double cupboard beneath, four ring hob set on a wooden work surface with cupboards, drawers and oven below, Ideal boiler housed in a fitted wall cupboard (installed approx. 7 years ago), double glazed window with a wooden sill to the side, wooden display shelving to two walls, space for a fridge/freezer, recessed lighting to the ceiling, radiator and doors with inset glazed panels leading to:

## Bathroom

The luxurious bathroom has a feature stand alone claw foot bath with a mains flow shower over, tiling to two walls and a protective glazed screen, low flush w.c. and a circular hand basin with a mixer tap set on a surface with drawers below, walls half tiled, chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

## First Floor Landing

Doors with inset glazed panels leading to:

## Bedroom 1

11'8 x 11'2 max approx (3.56m x 3.40m max approx)

Double glazed window with fitted blind to the front, radiator in a housing, hatch to loft, two fitted shelves to one side of the chimney breast, two wall lights by the bed position and a door with two inset glazed panels leading to:

## En-Suite

The en-suite to the main bedroom has a large walk-in shower with a

mains flow shower system, tiling to three walls, sliding glazed door and protective screen, hand basin with a tiled splashback, low flush w.c., extractor fan, radiator and fitted shelving to one wall.

## Bedroom 2

11'7 x 11' approx (3.53m x 3.35m approx)

Double glazed window with fitted blind to the rear, feature radiator and cast iron fireplace with Minton tiled hearth and high level shelf to one side of the chimney breast.

## Outside

At the front of the property there is a block edged tarmac area which provides a very neat appearance to the property and to the right hand side of the house there is a gate which provides access to an attractive quarry tiled pathway which leads to the main entrance door and a gate which provides access to the rear garden with there being low level fencing to the right hand boundary.

At the rear there is a path and pebbled area which leads to a quarry tiled patio on the right and a covered decked area on the left hand side, there is an astroturf lawn with a raised planter to the lefthand side and at the bottom of the garden there is a decked area with a raised bed, there are two sheds at the bottom of the garden and a further shed/storage unit to the right hand side of the garden. The garden is kept private by having fencing to the boundaries and an outside tap and external lighting is provided.

## 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.  
8819AMMP

## 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, Virgin

Broadband Speed - Standard 19mbps Superfast 80mbps Ultrafast 10000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

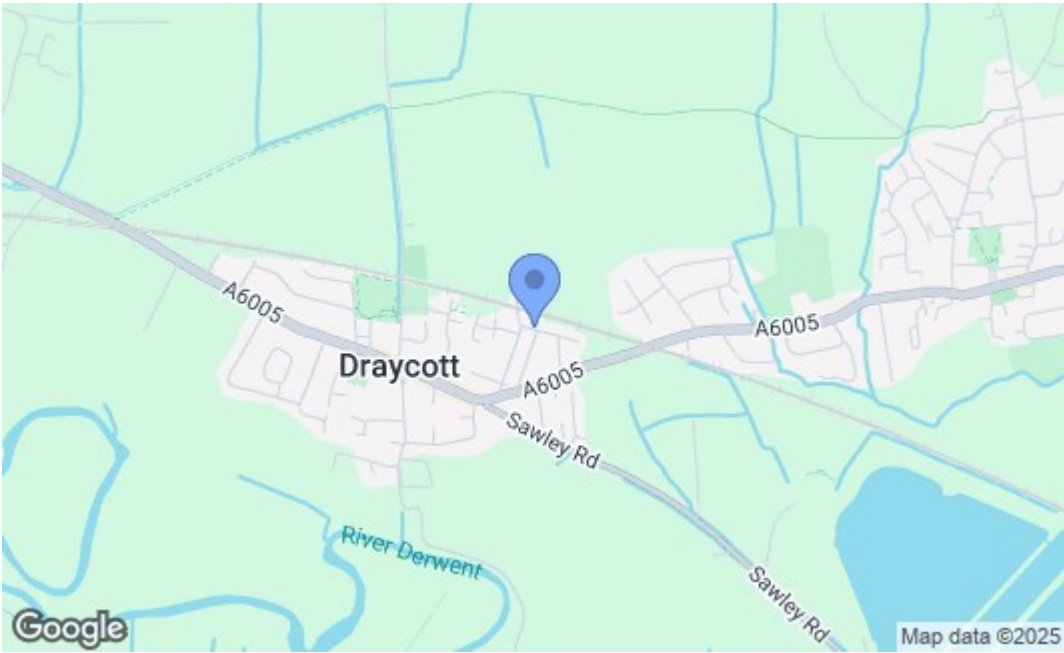
Other Material Issues – No





16 VILLA STREET, DRAYCOTT

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms 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                                                       |         |                         |
| (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 <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.