



Arthur Street,
Draycott, Derbyshire
DE72 3NT

£195,000 Freehold



A RENOVATED TWO BEDROOM SEMI DETACHED PROPERTY SET WITHIN A SOUGHT AFTER VILLAGE LOCATION.

Being situated on a quiet road in a sought after village location between Nottingham and Derby, having views over neighbouring countryside, this two bedroom semi detached property provides a lovely home that will suit a whole range of buyers looking to live within a rural location with excellent shopping facilities found in nearby Long Eaton and Borrowwash, all of which are a few minutes drive away. The property provides excellent accommodation over two floors with an enclosed garden to the rear.

Standing back from the road with a bay front, the property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as re-fitted gas central heating and double glazing. In brief the accommodation comprises of an entrance hallway, bay front living room, dining kitchen with utility room and separate pantry. To the first floor there are two double bedrooms and re-fitted bathroom. With an enclosed garden to the rear being laid mainly to lawn, fencing to the boundaries and large decked area.

Draycott village has a number of local shops and schools for younger children with there being further shops in the nearby villages of Breaston and Borrowwash where there are Co-op stores and at Long Eaton where there are Asda and Tesco superstores along with many other retail outlets. There is also an Asda at Spondon and a Sainsbury's and Costco at Pride Park. There are schools for older children in Long Eaton and Sandiacre, healthcare and sports facilities including several local golf courses, walks in the picturesque open countryside which includes Church Wilne and the transport links include J25 of the M11, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hallway

With a modern UPVC double glazed composite door to the front, stairs to the first floor, radiator, quarry tiled flooring, ceiling light point, internal wooden door to:

Living Room

14'2 x 13'11 approx (4.32m x 4.24m approx)
UPVC double glazed bay window to the front, radiator, ceiling light point, feature fireplace incorporating wooden mantle, brick hearth and inset with cast iron wood burning stove, internal door leading through to:

Dining Kitchen

14'1 x 10'1 approx (4.29m x 3.07m approx)
With a range of matching wall and base units incorporating a wooden work surface over, double Belfast sink with swan neck mixer tap above, integral double oven, space and point for free standing dishwasher, five ring Beko stainless steel gas hob with stainless steel extractor hood above, tiled splashbacks, space and point for American style fridge freezer, wall mounted radiator, space for dining table, panelled doors to:

Utility Area

4'11 x 3'8 approx (1.50m x 1.12m approx)
Space and plumbing for automatic washing machine, tiled splashbacks.

Ground Floor Store

With UPVC double glazed window to the side, tiling to the floor.

First Floor Landing

UPVC double glazed window to the side, ceiling light point, panelled doors to:

Bedroom 1

14'1 x 10'6 approx (4.29m x 3.20m approx)
UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point, feature cast iron fireplace and panelled door to built-in wardrobe providing further storage.

Bedroom 2

11'11 x 10'1 approx (3.63m x 3.07m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

Bathroom

8'7 x 6'10 approx (2.62m x 2.08m approx)
UPVC double glazed window to the rear, panelled bath with hot and cold taps over, pedestal wash hand basin, low flush w.c., walk-in shower enclosure with mains fed rainfall shower head above, heated towel rail, tiling to the walls and floor, ceiling light point, Worcester Bosch combination boiler housed within a storage cupboard.

Outside

To the front of the property there is a garden laid mainly to lawn, pathway to the front entrance door and secure gated access to the side, fencing to the boundaries. To the rear of the property there is an enclosed garden laid mainly to lawn with raised decked area, fencing to the boundaries and mature Magnolia tree with views over neighbouring fields.

Directions

Proceed out of Long Eaton along Derby Road and continue through the village of Breaston and into Draycott. After reaching the centre of the village continue out along Derby Road where Arthur Street is a turning on the right hand side. The property is situated on the left.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		68	
(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.