



Harrington Street,
Draycott, Derbyshire
DE72 3QA

Price Guide £210-220,000

Freehold



A TRADITIONAL SEMI DETACHED HOUSE PROVIDING SPACIOUS LIVING ACCOMMODATION WITH TWO DOUBLE BEDROOMS AND A PRIVATE GARDEN TO THE REAR.

Being located on Harrington Street which is a road close to the heart of Draycott village, this traditional two double bedroom semi detached property provides a lovely home which will appeal to a whole range of buyers, from people buying their first property through to someone who may be downsizing and looking for a property which is easily maintained and well located. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property stands back from the road and is constructed from brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the accommodation includes a reception hall, lounge with a feature open fireplace, separate dining/sitting room from which there is an archway leading to the kitchen which has extensive ranges of wall and base units and integrated appliances and there are doors from the kitchen leading into a large conservatory at the rear which provides another excellent living area. To the first floor the landing leads to the two double bedrooms, a most useful store/laundry room and the bathroom which has a spa bath and a separate walk-in shower. Outside there is an easily managed garden area at the front, a wide pathway to the left hand side which leads to the front door and through a gate to the rear garden and at the rear, there is a private garden with a lawn, borders, various seating areas and fencing to the boundaries.

Draycott is an award winning village which has a number of local shops, schools for younger children with further shopping facilities being found in Breaston, Borrowash and Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for older children in Long Eaton and Sandiacre, healthcare and sports facilities which includes several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Wood effect UPVC front door with two inset opaque glazed panels leading into:

Reception Hall

Opaque double glazed window to the side, laminate flooring, stairs with hand rail leading to the first floor and a radiator.

Lounge

13' x 12' approx (3.96m x 3.66m approx)

Two double glazed windows with fitted blinds to the front, feature original Adam style fireplace with a cast iron and tiled inset and a tiled hearth, cornice to the wall and ceiling, picture rail to the walls and a radiator.

Dining Room

12'10" x 12' approx (3.91m x 3.66m approx)

Double glazed window to the rear and an opaque double glazed window to the side, laminate flooring, radiator, three wall lights, understairs storage cupboard which houses the electric meter and electric consumer unit and has shelving and a light and from the dining room there is an archway leading into the kitchen.

Kitchen

14' x 8' approx (4.27m x 2.44m approx)

The kitchen is fitted with wood grain effect units with brushed stainless steel fittings and includes a 1½ bowl sink set in a work surface with space for both an automatic washing machine and tumble dryer, cupboards, drawer and an integrated dishwasher below, four ring gas hob set in a work surface with cupboards and drawers under, space for a fridge/freezer, double oven with cupboards above and below, Baxi boiler housed in a matching wall cupboard, further work surface with double cupboard beneath, an upright storage cupboard, matching eye level wall units, display cabinets and shelving, hood with tiled back plate to the cooking area, double glazed window to the side, radiator, recessed lighting to the ceiling and double glazed French doors leading out to the rear garden.

Conservatory

14' x 11'10" approx (4.27m x 3.61m approx)

This large additional room has a double glazed French door leading out to the rear garden, double glazed windows to the rear and side and there are opaque double glazed eye level windows to the right hand side, a vaulted polycarbonate roof and three wall lights.

First Floor Landing

Off the landing there is a walk-in storage cupboard which has a double glazed window to the side and shelving is provided.

Bedroom 1

13' x 12' approx (3.96m x 3.66m approx)

Double glazed bow window to the front, radiator, cornice to the wall and ceiling, picture rail to the walls and a built-in wardrobe/storage cupboard with hanging rails.

Bedroom 2

12' x 10' approx (3.66m x 3.05m approx)

Double glazed window to the rear and a radiator.

Bathroom

The bathroom is fully tiled and has a white suite including a spa bath with mixer taps, separate shower with tiling to two walls and curved glazed doors and protective screens, low flush w.c. and hand basin with a mixer tap and a mirror to the wall above, opaque double glazed window, chrome ladder towel radiator and a second radiator and recessed lighting to the ceiling.

Outside

At the front of the property there is a wrought iron gate with fencing to the front and side boundaries and a wide path leads to the front door and also to a gate which provides access to the rear garden. The wide path provides a storage area and there is an outside light by the front door.

At the side of the property there is a pebbled area with a slabbed pathway leading to the rear of the house, a pebbled path leads to the bottom of the garden with lawns and borders to the sides, there is a slabbed seating area at the bottom of the garden and a shed with the garden being kept private by having fencing to the three boundaries.

Directions

Proceed out of Long Eaton along Derby Road and continue through the village of Breaston and upon reaching Draycott take the right hand turning onto Harrington Street where the property is situated on the right hand side.

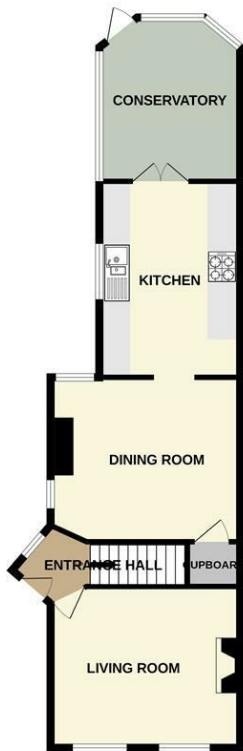
7720AMMP

Council Tax

Erewash Borough Council Band A



GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2024



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.