



Villa Street,  
Draycott, Derbyshire  
DE72 3PZ

**O/O £220,000 Freehold**





A THREE BEDROOM VICTORIAN SEMI FOUND WITHIN THIS AWARD WINNING VILLAGE.

Robert Ellis are pleased to bring to the market this charming three bedroom Victorian semi-detached home situated in the popular village of Draycott. Offering approximately 950 sqft of living accommodation spread over three floors this property really needs to be viewed internally to be appreciated and avoid disappointment.

Featuring classic period details such as bay windows, high ceilings, and decorative cornices, this property combines historic elegance with modern comfort. The two reception rooms provide versatile spaces for entertaining or relaxing in addition to a glorious rear garden offering patio, lawned area and decking. The property is ideally located close to local amenities, schools, and transport links, this delightful home is perfect for families and professionals seeking a blend of character and convenience.

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.



### Entrance

Double glazed door to the side of the property, stairs to the first floor, door to lounge, door to dining room.

### Lounge

39' x 11'8" max (11.89m x 3.56m max)

Double glazed bay window to the front, feature electric fire, radiator, coved ceiling.

### Dining Room

12' x 11'6" (3.66m x 3.51m)

Double glazed window to the side, door to the rear garden, solid oak flooring, understairs storage cupboard, opening to kitchen, spotlights to ceiling, radiator.

### Kitchen

8'11 x 6'9 (2.72m x 2.06m)

Matching wall and base units with wooden top work surface, one and a quarter bowl ceramic sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, integrated electric oven, four ring gas hob and overhead extractor.

### First Floor Landing

Doors to bedrooms and bathroom, stairs leading to the second floor.

### Bedroom 2

11'6 x 9' (3.51m x 2.74m)

Double glazed window to the front, radiator, storage cupboard over the staircase.

### Bedroom 3

11'6 x 8'8 (3.51m x 2.64m)

Double glazed window to the rear, radiator.

### Bathroom

Double glazed window to the rear, chrome heated towel rail, panel bath, wall mounted shower, vanity wash hand basin, low level WC, tiled floor, extractor fan.

### Second Floor

#### Bedroom 1

16'9 x 12'1 (5.11m x 3.68m)

Double glazed window to the rear, radiator.

### Outside

To the rear of the property there is a patio area and long garden which leads to an outbuilding with power, raised decking area, play area for children. To the front of the property there are shrub borders and a pathway leading to the entrance.

### Council Tax

Erewash Borough Council Band A.

### 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, bare left and the property is clearly identified by our for sale board.

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### 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 1139mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

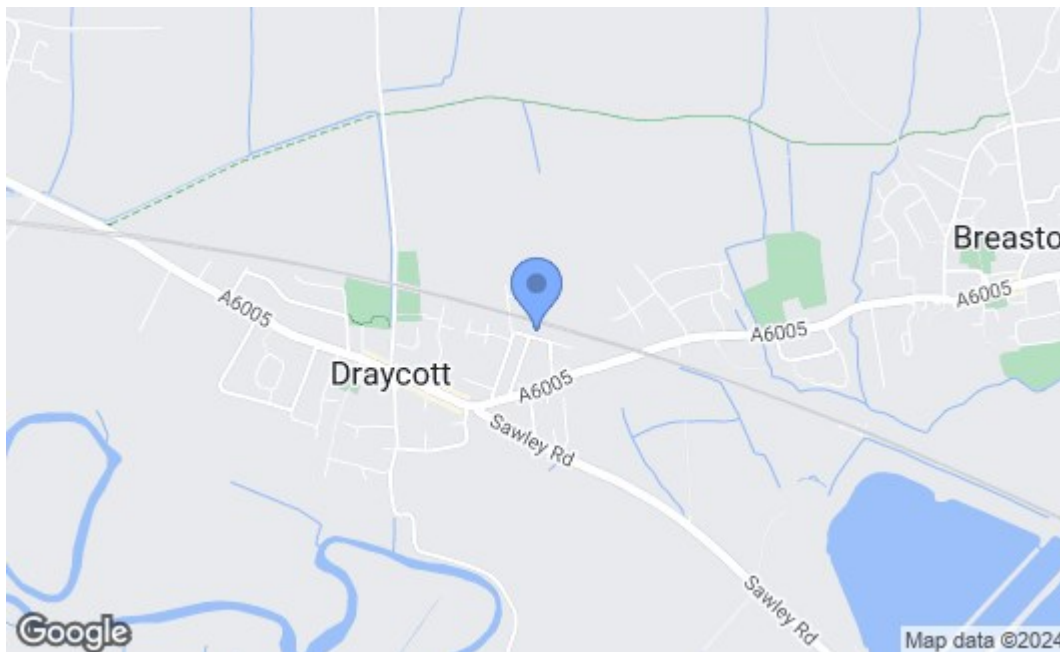
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>63</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	<b>30</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> 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.