

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Draycott, Derbyshire DE72 3NX

Offers Over £350,000

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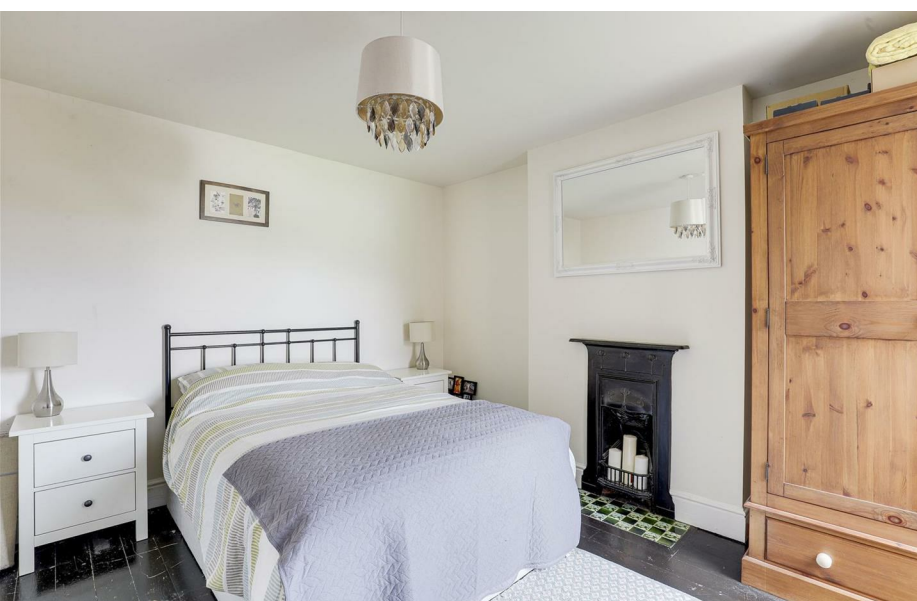


GREAT-SIZED FAMILY HOME...

Presenting a meticulously maintained four-bedroom semi-detached house exuding charm and elegance, this property stands as an ideal choice for any family buyer seeking comfort and ample space. Spanning across three floors, the accommodation is thoughtfully designed to provide functionality and style. Upon entering, a welcoming entrance hall with Minton tiled flooring sets the tone for the residence. The ground floor unveils two spacious reception rooms, perfect for relaxation and entertainment, complemented by a fitted kitchen and a dining room. Ascending to the first floor reveals three generously sized bedrooms, all serviced by a well-appointed bathroom suite. Continuing upward to the second floor, with an additional double bedroom featuring in-built wardrobes and an en-suite, offering privacy and luxury. Outside, the property boasts a driveway to the front, providing convenient parking, while the rear showcases a meticulously maintained private garden adorned with multiple patio areas, ideal for outdoor leisure and al fresco dining. Situated in the picturesque village of Draycott, it is known for its charming rural setting and historic character. The village offers a range of amenities including local shops, pubs, and restaurants, catering to the needs of its residents. Draycott is surrounded by beautiful countryside, providing opportunities for outdoor activities such as walking, cycling, and enjoying scenic views.

NO UPWARD CHAIN!





- Semi-Detached House
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Two Bathroom Suites
- Well-Maintained Garden
- Three-Storey Accommodation
- Driveway
- Quiet Village Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

The entrance hall has Minton tiled flooring, a radiator, coving to the ceiling, a decorative ceiling arch, and a single door providing access into the accommodation.

Living Room

13'10" into bay x 12'1" (4.24m into bay x 3.69m)

The living room has a double-glazed bay window to the front elevation, carpeted flooring, recessed chimney breast alcove with a log-burning stove and tiled hearth, coving to the ceiling, a picture rail, a TV point, and a radiator.

Family Room

12'11" x 12'5" (3.96m x 3.80m)

The family room has a UPVC double-glazed window to the side and rear elevation, carpeted flooring, a recessed chimney breast alcove with a feature fireplace and tiled hearth, and a picture rail.

Hall

The hall has tiled flooring, an in-built cupboard, and a single door providing access to the rear garden.

Kitchen

11'1" x 9'1" (3.39m x 2.78m)

The kitchen has a range of fitted base and wall units with worktops, a double basin with a swan neck mixer tap, space and plumbing for a washing machine and a dishwasher, space for a range cooker with an extractor fan, space for a fridge freezer, tiled splashback, tiled flooring, a radiator, an in-built cupboard, a UPVC double-glazed window to the side elevation, and open access into the dining room.

Dining Room

12'10" x 5'10" (3.92m x 1.79m)

The dining room has a half-vaulted ceiling with two Velux windows, tiled flooring, a radiator, a UPVC double-glazed window to the side elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, in-built cupboards, a radiator, a UPVC double-glazed window to the front elevation, and provides access to the first floor accommodation.

Bedroom Two

11'7" x 10'3" (3.54m x 3.14m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an original open fireplace with a tiled hearth.

Bedroom Three

13'0" x 10'0" (3.97m x 3.06m)

The third bedroom has a UPVC double-glazed window to the rear elevation, painted wooden flooring, a radiator, and an original open fireplace with a tiled hearth.

Bedroom Four

10'10" max x 9'3" max (3.31m max x 2.82m max)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

8'6" max x 6'5" max (2.60m max x 1.97m max)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps, a shower fixture and a shower screen, partially tiled walls, tiled flooring, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed window to the side elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, exposed wooden beams, recessed spotlights, and provides access to the second floor accommodation.

Bedroom One

12'5" x 12'10" (3.79m x 3.92m)

The first bedroom has two Velux windows with fitted blinds, recessed spotlights, in-built wardrobes, carpeted flooring, a TV point, a radiator, and access into the en-suite.

En-Suite

7'5" max x 5'3" max (2.27m max x 1.61m max)

The en-suite has a concealed dual flush W/C, a sunken wash basin, an electrical shaving point, a shower enclosure with a power shower, a chrome heated towel rail, tiled flooring, partially tiled walls, an exposed beam, recessed spotlights, an extractor fan, and a Velux window.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with patio and gravelled areas, a lawn, various established plants and shrubs, a patio area, a summer house, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

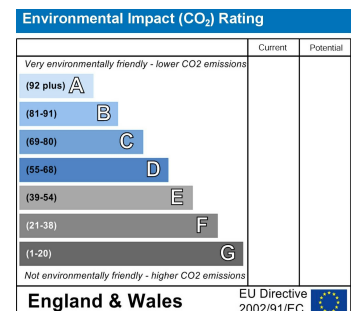
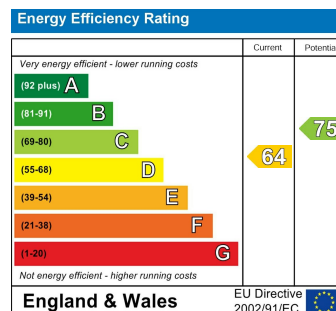
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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