

HoldenCopley

PREPARE TO BE MOVED

Derwent Street, Draycott, Derbyshire DE72 3NF

£475,000

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THE PERFECT FAMILY HOME...

This three-bedroom detached house offers spacious comfort and impeccable presentation, ideal for any discerning family. Nestled in the highly sought-after area of Draycott just short of a 5-minute stroll to the open countryside, scenic river walks, and bridal pathways leading to St. Chads Nature Reserve. Within the village, there are several convenience stores, pubs and a pharmacy. Also, an assortment of more bespoke outlets, as well as excellent transport links and easy access to the M1, catering to discerning buyers seeking a lifestyle of comfort and accessibility. From the inviting entrance hall with its striking glass-panelled staircase to the capacious living room boasting a quartz-adorned fireplace, every corner exudes warmth and elegance. The meticulously designed kitchen, sprawling dining and sitting room, a shower suite, and tranquil conservatory create an inviting heart of the home, while the garden room ensures ample storage. Upstairs, three double bedrooms promise rest and rejuvenation, complemented by a second shower suite for convenience. Noteworthy is the thoughtful attention to energy efficiency, with several windows and doors replaced and older ones reglazed with energy-efficient panels, promising both comfort and sustainability for years to come. Outside, a driveway awaits, capable of accommodating multiple vehicles with ease. Meanwhile, the rear garden offers a private oasis, adorned with a lush lawn and a plethora of established plants and trees, including the exquisite allure of Japanese Maple trees. Completing this idyllic setting is an 8ft x 10ft wooden cabin, poised to fulfill any imaginative pursuit or tranquil retreat.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- Conservatory & Garden Room
- Two Shower Suites
- Ample Off-Road Parking
- Well-Maintained Garden
- Quiet Cul-De-Sac Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'1" x 6'4" (max) (4.30m x 1.95m (max))

The entrance hall has wood-effect laminate flooring, carpeted stairs featuring a wooden banister and glass panels, a radiator, recessed spotlights, two in-built cupboards, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access into the accommodation.

Living Room

20'0" x 11'9" (6.11m x 3.60m)

The living room has two UPVC double-glazed windows with fitted Venetian blinds to the front elevation, a UPVC double-glazed obscure window to the side elevation, carpeted flooring, two radiators, a TV point, a feature fireplace with a gas fire and a Quartz surround and hearth.

Shower Suite

7'9" x 5'4" (max) (2.37m x 1.65m (max))

The shower suite has a concealed dual flush W/C combined with a vanity unit wash basin and storage, a double walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, fully tiled walls, cushioned vinyl flooring, an extractor fan, and a UPVC double-glazed obscure window with fitted Venetian blinds to the side elevation.

Kitchen

11'1" x 9'9" (max) (3.40m x 2.99m (max))

The kitchen has a range of fitted base and wall units with worktops and under-cabinet lighting, a stainless steel sink with a mixer tap and drainer, an integrated dishwasher, a five-ring gas hob with an extractor hood, an integrated double electric oven, an integrated fridge freezer, an integrated washing machine, ceramic tiled flooring, tiled splashback, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading into the conservatory.

Dining/Sitting Room

22'4" x 11'2" (max) (6.81m x 3.41m (max))

This room has wood-effect laminate flooring, two radiators, a recessed wall alcove, a TV point, a UPVC double-glazed window with a fitted roller blind to the side elevation, and a sliding patio door opening out to the rear garden.

Conservatory

14'2" x 11'8" (max) (4.33m x 3.58m (max))

The conservatory has wood-effect laminate flooring, a polycarbonate roof, a ceiling fan light, and a sliding patio door providing access to the rear garden.

Garden Room

16'5" x 8'2" (max) (5.02m x 2.50m (max))

The garden room has wood-effect laminate flooring, recessed spotlights, access into a utility and a storage cupboard, and two sets of sliding patio doors with fitted roller blinds providing access to the rear garden.

Utility Cupboard

4'8" x 2'2" (1.43m x 0.67m)

FIRST FLOOR

Landing

15'7" x 3'5" (max) (4.77m x 1.05m (max))

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

14'6" x 14'3" (max) (4.44m x 4.35m (max))

The first bedroom has a UPVC double-glazed window with fitted Venetian blinds to the front elevation, carpeted flooring, two radiators, fitted sliding mirrored door wardrobes, and access to usable under-eaves storage.

Bedroom Two

22'2" x 11'0" (max) (6.77m x 3.37m (max))

The second bedroom has a UPVC double-glazed window with fitted Venetian blinds to the side and rear elevation, carpeted flooring, and a radiator.

Bedroom Three

11'6" x 9'8" (max) (3.51m x 2.97m (max))

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

Shower Suite

6'11" x 4'6" (max) (2.13m x 1.39m (max))

The shower suite has a concealed dual flush W/C combined with a vanity unit wash

basin and fitted storage, a shower enclosure with a wall-mounted electric shower fixture, an electrical shaving point, cushioned vinyl flooring, fully tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, graveling with a range of plants and shrubs, and a double gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, herbaceous borders, a range of established trees, plants and shrubs including Japanese Maple Trees, fence panelled boundaries, and a wooden cabin.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast 71 Mbps (Highest available download speed) 16 Mbps (Highest available upload speed)

Phone Signal – Some 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 26 years

Non-Standard Construction – TBC

Any Legal Restrictions – TBC

Other Material Issues – TBC

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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	



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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