# Holden Copley PREPARE TO BE MOVED

Derwent Street, Draycott, Derbyshire DE72 3NF

Asking Price £450,000

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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 MI, 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

 $14^{1}$ " ×  $6^{4}$ " (max) (4.30m × 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

 $20^{\circ}0" \times 11^{\circ}9" (6,11m \times 3,60m)$ 

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

 $7^{\circ}9'' \times 5^{\circ}4'' \text{ (max) (2.37m} \times 1.65\text{m (max))}$ 

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

 $II^*I'' \times 9^*9'' \text{ (max) } (3.40\text{m} \times 2.99\text{m} \text{ (max)})$ 

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

 $22^{4}$ " × II\*2" (max) (6.8lm × 3.4lm (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

 $14^{2}$ " ×  $11^{8}$ " (max) (4.33m × 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

 $16^{5}$ " ×  $8^{2}$ " (max) (5.02m × 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

 $4^*8" \times 2^*2" (1.43m \times 0.67m)$ 

### FIRST FLOOR

## Landing

 $15^{\circ}7'' \times 3^{\circ}5'' \text{ (max) } (4.77m \times 1.05m \text{ (max)})$ 

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

 $14^{6}$ " ×  $14^{3}$ " (max) (4.44m × 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 II $^{0}$ " (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

 $11^{6}$ " ×  $9^{8}$ " (max) (3.5lm × 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**

 $6'II'' \times 4'6'' \text{ (max) (2.13m x 1.39m (max))}$ 

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 7I 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 during to current ownership (26 years) and no knowledge of any prior to this.

Non-Standard Construction - TBC

Any Legal Restrictions – TBC

Other Material Issues – TBC

### **DISCLAIMER**

Council Tax Band Rating - Erewash Borough Council - Band D

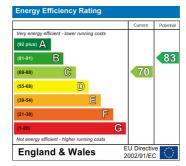
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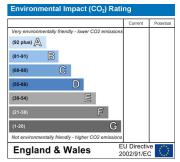
The vendor has advised the following: Property Tenure is Freehold

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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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