

# HoldenCopley

PREPARE TO BE MOVED

Walter Street, Draycott, Derbyshire DE72 3NU

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Guide Price £210,000



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GUIDE PRICE £210,000 - £220,000

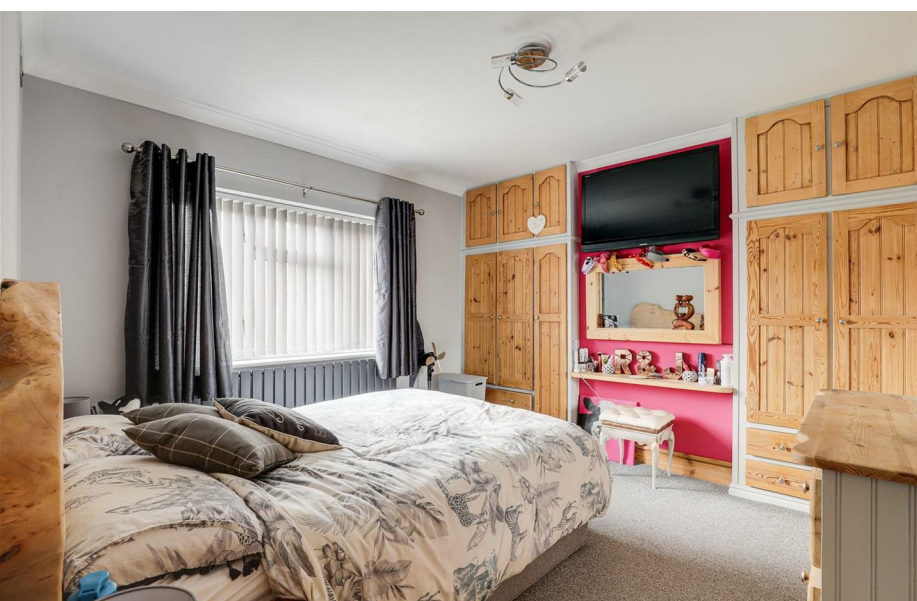
NO UPWARD CHAIN...

This three-bedroom semi-detached home is perfectly positioned in a popular and sought-after location, ideal for a growing family. Situated within walking distance of Draycott Playing Fields and close to local amenities, the property is offered to the market with no upward chain, providing a fantastic opportunity for a hassle-free purchase. Upon entering, you are welcomed by a porch leading into a hallway, which provides access to a convenient ground floor W/C. The living room is generously sized, perfect for both relaxation and family gatherings. The living room leads seamlessly into the fitted kitchen. Adjacent to the kitchen is a separate utility room. On the first floor, the home offers three bedrooms, two of which come with fitted wardrobes, providing plenty of storage space. The family bathroom features a modern four-piece suite, including a separate shower and bath, ensuring both style and functionality. Externally, the front of the property is well-maintained with a block-paved driveway offering ample parking, as well as gated side access leading to the rear garden. The rear garden is a lovely private space, featuring a block-paved patio, ideal for outdoor dining or entertaining, along with a well-kept lawn. A garden shed provides useful storage, and there is also access to a garage for additional parking or storage. The garden is fully enclosed with a fence-panelled boundary, offering privacy and security.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Porch

The porch has carpeted flooring, and a door providing access into the accommodation.

### Hallway

6'4" x 7'10" (1.95m x 2.39m)

The hallway has a window to the side elevation, carpeted flooring, a radiator, coving to the ceiling, and a single door opening into the property.

### W/C

2'9" x 4'11" (0.86m x 1.51m)

This space has an obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, and wood-effect flooring.

### Living Room

11'3" x 14'10" (3.44m x 4.53m)

The living room has a window to the front elevation, a TV point, coving to the ceiling, and wood flooring.

### Kitchen

16'1" x 8'7" (4.92m x 2.63m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, space for a fridge freezer, space for a dining table, a radiator, coving to the ceiling, tiled splashback, tiled flooring, a window to the rear elevation, and a UPVC door opening to the rear garden.

### Utility

4'8" x 4'10" (1.43m x 1.49m)

The utility room has a worktop, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler, wall units, and tiled flooring.

## FIRST FLOOR

### Landing

The landing has a window to the side elevation, carpeted flooring, access into the boarded loft via a pull-down ladder with lighting, and access to the first floor accommodation.

### Bedroom One

11'0" x 11'2" (3.37m x 3.42m)

The first bedroom has a window to the front elevation, a radiator, coving to the ceiling, in-built wardrobes and drawers, and carpeted flooring.

### Bedroom Two

11'3" x 7'11" (3.43m x 2.43m)

The second bedroom has a window to the rear elevation, a radiator, coving to the ceiling, in-built wardrobes and drawers, and carpeted flooring.

### Bedroom Three

7'9" x 8'5" (2.37m x 2.57m)

The third bedroom has a window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

### Bathroom

4'9" x 10'4" (1.46m x 3.15m)

The bathroom has two windows to the rear and side elevation, a low level flush W/C, a pedestal wash basin, a corner Jacuzzi bath with central mixer taps and a handheld shower fixture, a walk-in shower with a wall-mounted shower fixture, recessed spotlights, coving to the ceiling, a heated towel rail, floor-ceiling tiling, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a block paved area, a driveway, and gated access to the rear garden.

### Rear

To the rear of the property is a block paved patio area, a lawn, a shed, access to a garage, a fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1139Mbps and Upload Speed 104Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

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.

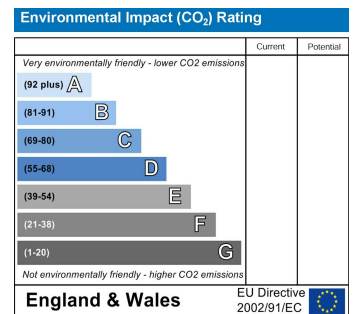
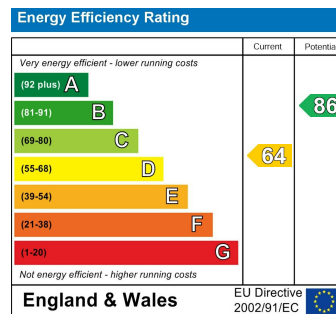
The vendor has advised the following:

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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