

# HoldenCopley

PREPARE TO BE MOVED

Draycott Road, Breaston, Derbyshire DE72 3DB

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Guide Price £300,000 - £335,000

Draycott Road, Breaston, Derbyshire DE72 3DB



GUIDE PRICE: £300,000 - £325,000

COMPLETELY RENOVATED THROUGHOUT...

This beautifully renovated semi-detached home, situated in the highly sought-after village of Breaston, offers modern, move-in-ready living with no upward chain. The property has undergone a complete transformation, boasting a new boiler and central heating system, Howdens kitchen, stylish bathroom suites, new windows, fresh flooring, updated guttering and fascias, rewiring, new fencing, and more, ensuring comfort and peace of mind. Nestled in an award-winning village, the home is ideally located close to excellent transport links including J25 of the M1, East Midlands Airport, and railway stations at Long Eaton and East Midlands Parkway. Local amenities, shops, charming pubs, and well-regarded school catchments are all within easy reach. The ground floor features an entrance hall, a spacious living room, a conservatory, and a modern fitted kitchen complete with a pantry cupboard for extra storage. A three-piece bathroom suite also serves the ground floor. Upstairs, three good-sized bedrooms await, with the master benefiting from a private en-suite. Externally, the home offers a driveway leading to a garage at the rear, and an enclosed south-facing garden, providing a perfect outdoor space for entertaining and family enjoyment.

MUST BE VIEWED





- Renovated Semi-Detached House
- Three Good-Sized Bedrooms
- Newly Fitted Howdens Kitchen
- Spacious Living Room
- Conservatory
- Two Bathroom Suites
- South-Facing Garden
- Driveway & Large Garage
- Popular Village Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

5'5" x 4'5" (max) (1.67m x 1.35m (max))

The entrance hall has laminate flooring, carpeted stairs, and a single UPVC door providing access into the accommodation.

### Living Room

17'5" x 11'2" (max) (5.32m x 3.42m (max))

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, two radiators, an arched wall niche, and a single UPVC door to access the conservatory.

### Conservatory

19'3" x 8'11" (5.89m x 2.74m)

The conservatory has vinyl flooring, a polycarbonate roof, a range of single-glazed windows to the side and rear elevation, a single door and a sliding patio door to access the garden.

### Corridor

3'2" x 2'10" (0.99m x 0.87m)

The corridor has laminate flooring, a radiator, and an in-built under stair cupboard.

### Kitchen/Diner

12'8" x 9'4" (max) (3.87m x 2.86m (max))

The newly fitted Howdens kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, laminate flooring, recessed spotlights, tiled splashback, access into the pantry, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access into the conservatory.

### Pantry

2'10" x 2'8" (0.88m x 0.82m)

The pantry has laminate flooring.

### Bathroom

9'3" x 4'3" (2.83m x 1.32m)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage underneath and a wall-mounted mirror, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, a chrome heated towel rail, tiled flooring, fully tiled walls, a wall-mounted boiler, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

## FIRST FLOOR

### Landing

11'9" x 6'3" (max) (3.60m x 1.92m (max))

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

### Bedroom One

12'8" x 9'4" (3.87m x 2.86m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and access into the en-suite.

### En-Suite

9'3" x 4'2" (2.84m x 1.29m)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage and a wall-mounted mirror, a shower enclosure with an overhead rainfall shower and a handheld shower head, tiled flooring, fully tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

14'7" x 8'5" (4.46m x 2.58m)

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

### Bedroom Three

8'6" x 7'10" (2.61m x 2.40m)

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

## OUTSIDE

### Front

To the front of the property is a lawned garden with a range of plants and shrubs, rockery, external lighting, a driveway, and access to the garage towards the rear.

## Garage

26'0" x 10'2" (7.95m x 3.12m)

The garage has two windows to the side, a polycarbonate roof, a single wooden door, and an up and over door opening out onto the driveway.

### Rear

To the rear of the property is a south-facing garden with a concrete area, a lawn, a greenhouse, access into the garage, and a combination of fence panelling and brick boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 00 Mbps (upload)

Phone Signal – Limited 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Very low risk

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:

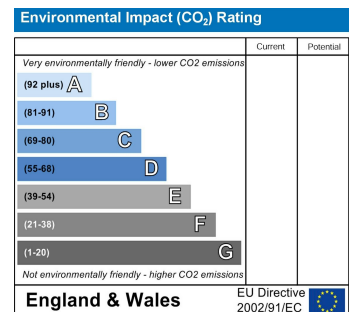
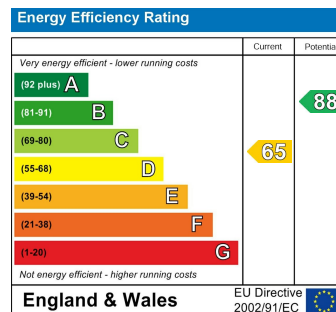
Property Tenure is Freehold

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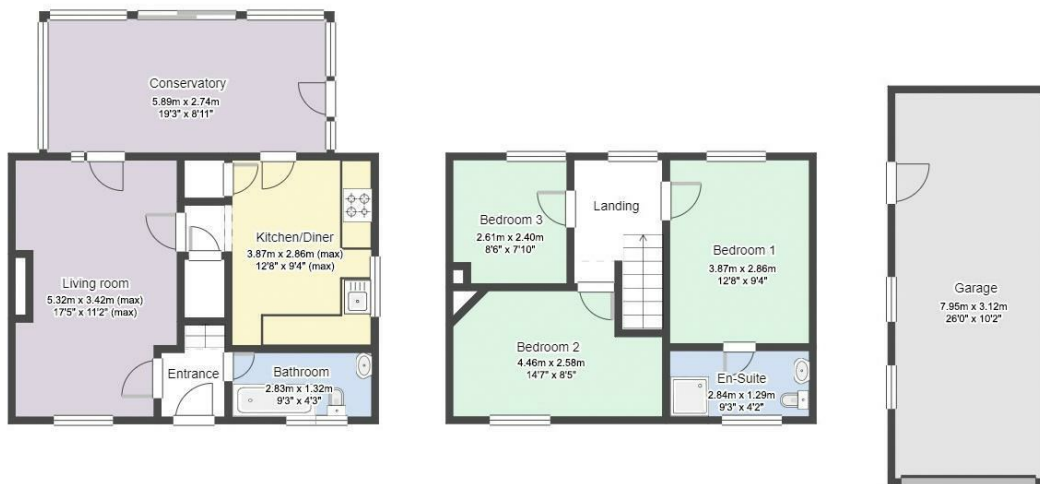
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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