

HoldenCopley

PREPARE TO BE MOVED

Draycott Road, Borrowash, Derbyshire DE72 3GG

Guide Price £250,000 - £270,000

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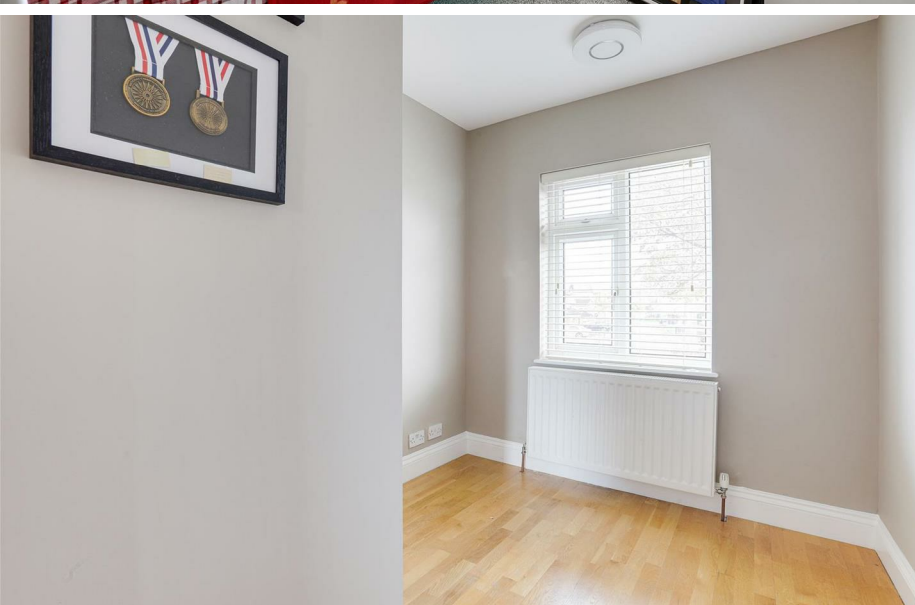
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IMMACULATELY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached property is in pristine condition throughout, offering a perfect move-in-ready opportunity for a wide range of buyers. Situated in a desirable location close to a variety of local amenities, including shops, excellent transport links, and well-regarded school catchments, this home combines modern living with a peaceful setting. The ground floor welcomes you with an entrance hall, leading to a bright and spacious living room that features a log burner and seamlessly flows into the modern fitted kitchen. This open-plan layout creates a perfect space for entertaining or family living. Additional practicality is provided by a dedicated boiler room and a convenient store area. On the first floor, the property boasts three well-appointed bedrooms and a stylish, contemporary shower room. Additionally, the boarded loft provides a practical and easily accessible solution for extra storage needs. To the front of the property, a block-paved driveway provides ample off-road parking. At the rear, a private south-facing garden offers a serene outdoor retreat, featuring a patio for alfresco dining, a well-maintained lawn, and an array of mature shrubs and trees. Surrounded by beautiful open fields, the property enjoys a picturesque and tranquil backdrop, perfect for those seeking a peaceful lifestyle. With its immaculate condition, modern features, and enviable location, this home is ideal for buyers looking to find their perfect home.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Stylish Three-Piece Bathroom Suite
- South Facing Large Rear Garden
- Off-Street Parking
- Immaculately Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*5" x 4*7" (1.36m x 1.41m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access out to the garden.

Living Room

14*0" max x 12*10" (4.29m max x 3.92m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a ceiling rose, a recessed chimney breast alcove with a log burner and tiled hearth and open access to the kitchen.

Kitchen

8*10" x 15*9" max (2.70m x 4.82m max)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, tiled flooring, a radiator, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

Lobby

6*3" x 2*11" (1.91m x 0.89m)

The lobby has tiled flooring, recessed spotlights and a UPVC double-glazed window to the side elevation.

Store

5*6" x 2*11" (1.68m x 0.90m)

The store has tiled flooring, space and plumbing for a washing machine and a UPVC double-glazed obscure window to the side elevation.

Boiler Room

5*9" x 2*9" (1.76m x 0.84m)

The boiler room has a wall-mounted boiler and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

5*8" x 5*8" (1.73m x 1.73m)

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

Master Bedroom

12*11" x 8*11" (3.94m x 2.73m)

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

Bedroom Two

14*1" x 8*3" (4.30m x 2.53m)

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

Bedroom Three

11*1" max x 7*8" (3.38m max x 2.35m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring and a radiator.

Shower Room

8*10" x 5*6" (2.70m x 1.70m)

The shower room has a low level concealed flush W/C, a wall-mounted wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway and a single wooden gate providing access to the rear.

Rear

To the rear of the property is a large private garden with a fence panelled boundary, courtesy lighting, a patio with steps leading to a decorative stone area, a well-maintained lawn and mature shrubs and trees.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, some 3G & 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

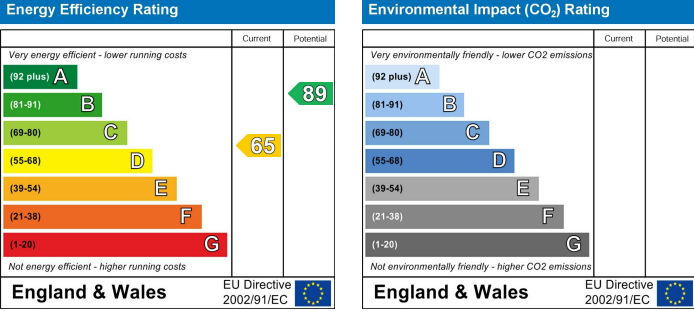
Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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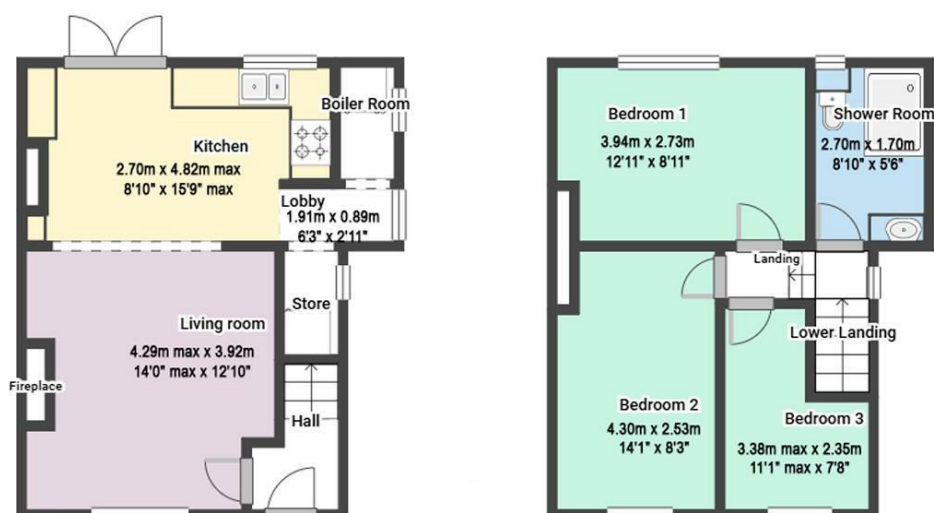
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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

www.holdencopley.co.uk

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