

HoldenCopley

PREPARE TO BE MOVED

Draycott Road, Long Eaton, Nottinghamshire NG10 3BL

Guide Price £280,000 - £300,000

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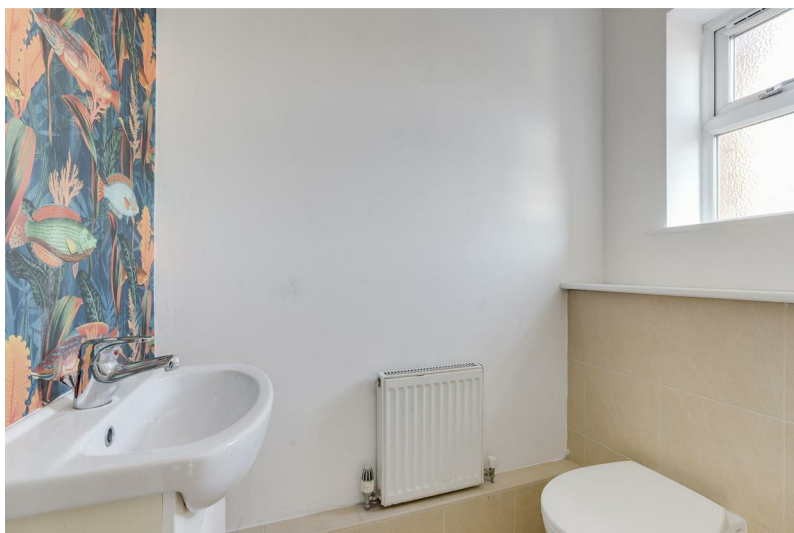


GUIDE PRICE £280,000 - £300,000

NO UPWARD CHAIN...

This well-presented four-bedroom end-town house offers deceptively spacious accommodation and is available with no upward chain—perfect for buyers looking to move straight in. Ideally located in a popular area, the property benefits from close proximity to a range of local amenities including shops, excellent transport links, and great school catchments. To the ground floor, you are welcomed by an entrance hall, a convenient W/C, a modern fitted kitchen-diner, and a bright living room with double French doors opening out to the rear garden. The first floor features three well-proportioned bedrooms, including a spacious double, all served by a modern three-piece bathroom suite. The entire second floor is dedicated to a generous master bedroom, boasting its own private en-suite and convenient loft access, providing both comfort and valuable additional storage. Externally, the property enjoys allocated off-street parking for two vehicles to the front, while to the rear is a private south-facing garden featuring a decked seating area, a lawn, patio space, and a variety of plants—providing a lovely outdoor setting for relaxing or entertaining.

MUST BE VIEWED





- End-Town House
- Four Bedrooms
- Reception Room
- Modern Fitted Kitchen-Diner
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private Enclosed South-Facing Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

19'0" x 6'9" (max) (5.80m x 2.08m (max))
The entrance hall has wood-effect flooring, carpeted stairs, an under the stairs cupboard, a built-in cupboard, a radiator, recessed spotlights and a single composite door providing access to the first floor accommodation.

W/C

5'1" x 3'3" (1.56m x 1.01m)
This space has a low level concealed flush W/C, a wash basin with fitted storage, tiled flooring, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Kitchen/Diner

18'11"mx 8'5" (max) (5.79mmx 2.59m (max))
The kitchen-diner has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, wood-effect flooring, a radiator, partially tiled walls, recessed spotlights and a UPVC double-glazed window to the front elevation.

Living Room

15'7" x 14'7" (max) (4.76m x 4.45m (max))
The living room has UPVC double-glazed windows to the side and rear elevation, wood-effect flooring, a radiator, coving and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

9'8" x 6'10" (2.95m x 2.10m)
The landing has carpeted flooring, a radiator, recessed spotlights and provides access to the first floor accommodation.

Bedroom Two

15'7" x 11'3" (max) (4.76m x 3.45m (max))
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

12'5" x 8'4" (3.80m x 2.56m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Four

8'11" x 6'10" (2.73m x 2.10m)
The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

8'3" x 6'3" (max) (2.53m x 1.91m (max))
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring, a chrome heated towel rail, partially tiled walls, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

6'8" x 6'8" (max) (2.05m x 2.04m (max))
The landing has carpeted flooring, recessed spotlights and provides access to the second floor accommodation.

Master Bedroom

23'6" x 15'7" (max) (7.18m x 4.75m (max))
The main bedroom has a UPVC double-glazed window to the front elevation, a velux window, carpeted flooring, two radiators, recessed spotlights, access into the loft and en-suite.

En-Suite

6'10" x 6'7" (2.10m x 2.03m)
The en-suite has a low level flush W/C, a wash basin with storage, a fitted shower enclosure with a mains-fed shower, tiled flooring, a chrome heated towel rail, partially tiled walls, an electric shaving point, recessed spotlights, an extractor fan and a velux window to the ceiling.

OUTSIDE

Front

To the front is off-street parking for two vehicles and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, decking, a lawn, a patio and various plants.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 5G & some 3G 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

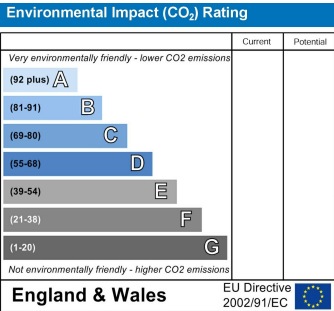
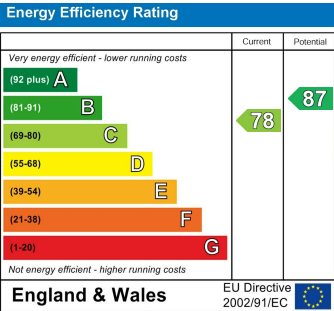
Council Tax Band Rating - Erewash Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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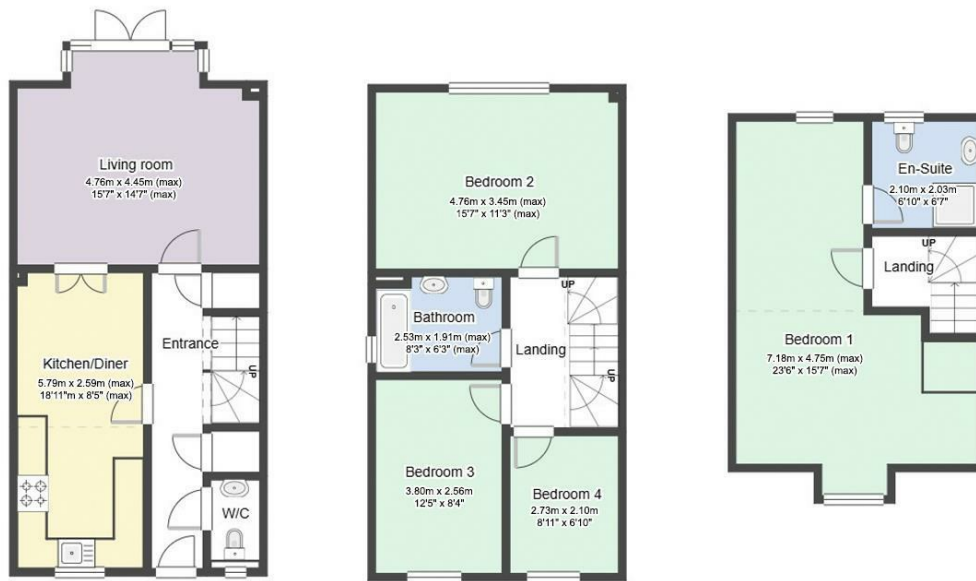
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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