

# HoldenCopley

PREPARE TO BE MOVED

Fowler Street, Draycott, Derbyshire DE72 3QD

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Guide Price £210,000 - £220,000



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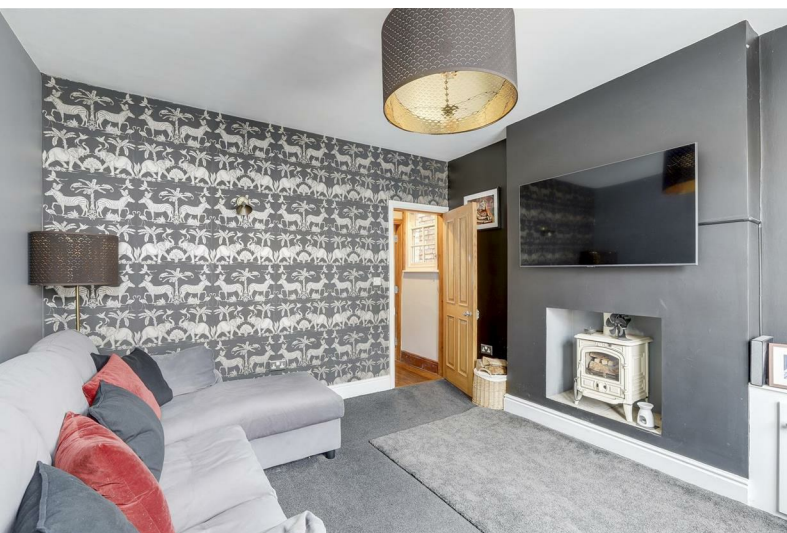


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IDEAL FOR FIRST TIME BUYERS...

This deceptively spacious and well-presented semi-detached home would make the perfect purchase for a first-time buyer or growing family looking for a property they can move straight into. Situated in the heart of a sought-after village location, the property benefits from being within easy reach of a range of local amenities, great school catchments, shops and fantastic transport links. To the ground floor, the accommodation comprises a bright and cosy living room featuring a multi-fuel burner, a separate dining room with a traditional open fireplace, a W/C, and a well-appointed fitted kitchen with plenty of storage and worktop space. The first floor offers two generously sized bedrooms, serviced by a four-piece bathroom suite, complete with a freestanding roll-top bath and separate shower. The second floor hosts two additional bedrooms, making the layout ideal for families or those needing flexible space for a home office or guest rooms. Outside, the property has on-street parking to the front, while to the rear there is a private, enclosed garden featuring a block-paved patio, a lawn with mature shrubs and trees, a secondary paved seating area with a pergola, and a useful garden shed – perfect for relaxing or entertaining in the warmer months.

MUST BE VIEWED







- Semi-Detached House
- Four Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms
- Ground Floor W/C
- Four Piece Bathroom Suite
- Private Enclosed Rear Garden
- Well Presented Throughout
- Sought After Village Location
- Must Be Viewed











GROUND FLOOR

Living Room

12'6" x 11'11" (max) (3.83m x 3.65m (max))  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a multi-fuel burner, a built-in cupboard and a single door providing access into the accommodation.

Dining Room

12'5" x 11'11" (max) (3.80m x 3.64m (max))  
The dining room has a UPVC double-glazed window to the rear elevation, wooden flooring, a radiator, a traditional open fireplace with a decorative surround and a dado rail.

W/C

5'8" x 2'7" (1.74m x 0.81m)  
This space has a low level flush W/C, a wash basin with fitted storage and a tiled splashback and wooden flooring.

Kitchen

14'2" x 6'10" (4.34m x 2.09m )  
The kitchen has a range of fitted base units, freestanding cooker with an extractor hood, a Belfast sink with a period style mixer tap, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, partially tiled walls, recessed spotlights, UPVC double-glazed windows to the side and rear elevation and a single door providing access out to the garden.

FIRST FLOOR

Landing

15'7" x 8'10" (max) (4.76m x 2.71m (max))  
The landing has exposed wooden floorboards, a radiator, feature pendant lighting and provides access to the first floor accommodation.

Master Bedroom

12'6" x 12'0" (max) (3.83m x 3.66m (max))  
The main bedroom has UPVC double-glazed windows to the front elevation, exposed wooden floorboards, a radiator, a dado rail and a built-in cupboard.

Bedroom Two

12'5" x 9'0" (max) (3.80m x 2.76m (max))  
The second bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden floorboards, a radiator, a dado rail and recessed spotlights.

Bathroom

14'3" x 6'10" (max) (4.36m x 2.10m (max))  
The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding roll top bathtub with central taps, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, exposed wooden floorboards, a chrome heated towel rail, partially tiled walls, a built-in cupboard, a dado rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

9'0" x 5'10" (max) (2.76m x 1.79m (max))  
The landing has exposed wooden floorboards and provides access to the second floor accommodation.

Bedroom Three

11'0" x 10'10" (max) (3.37m x 3.32m (max))  
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a column radiator and a built-in cupboard.

Bedroom Four

11'8" x 8'5" (max) (3.57m x 2.59m (max))  
The fourth bedroom has a velux window to the front elevation, carpeted flooring and a built-in cupboard.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private garden with a block paved patio, a lawn, mature shrubs and trees, a paved patio seating area with a pergola and a shed.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 10000 Mbps (Highest available download speed)
- 10000 Mbps (Highest available upload speed)
- Phone Signal – 3G, 4G & 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 – damp course completed in the dining room March 2023
- Any shared or communal facilities? Alley between number 4 & number 6

DISCLAIMER

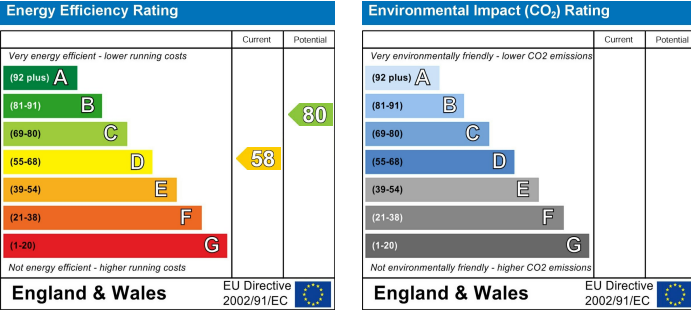
Council Tax Band Rating - Erewash Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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