

HoldenCopley

PREPARE TO BE MOVED

Draycott Road, Long Eaton, Derbyshire NG10 3FT

£250,000

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NEW ROOF....

Welcome to this three-bedroom semi-detached house which boasts the added benefit of a new roof, installed DEC 2024, situated in a popular location. This property enjoys close proximity to a range of local amenities including shops, eateries, schools, and excellent commuting links such as Long Eaton train station and the M1. Inside, you are welcomed by a spacious reception room, perfect for relaxation and entertaining. Next, the fitted kitchen diner offers ample space for culinary activities and dining, seamlessly providing access to the conservatory. The upper level features two double bedrooms and a well-proportioned single bedroom. A stylish wet room completes this floor, offering modern fixtures and fittings. Outside, the front of the property boasts a driveway providing off-road parking for multiple cars, alongside a paved patio area and some greenery. The rear of the house features an enclosed, low-maintenance garden with a paved patio area, decorative stones, a decked seating area, and a variety of plants and shrubs, creating a perfect outdoor retreat. The property also has potential for extension, subject to planning permission.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Kitchen Diner
- Conservatory
- Stylish Wet Room
- Driveway
- Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

5*6" x 4*0" (1.68m x 1.23m)

The porch has laminate wood-effect flooring, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

18*7" x 12*7" (max) (5.67m x 3.86m (max))

The living room has laminate wood-effect flooring, carpeted stairs, two radiators, ceiling coving and two UPVC double-glazed windows to the side and front elevations.

Kitchen/Diner

18*7" x 10*11" (max) (5.67m x 3.33m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine & a dishwasher, a wall-mounted boiler, tiled flooring, carpeted flooring, a radiator, ceiling coving, access to the pantry that has ample storage space, a UPVC double-glazed window to the side elevation, a single door and sliding patio doors that provide access to the conservatory.

Conservatory

14*7" x 7*9" (4.47m x 2.37m)

The conservatory has carpeted flooring, a polycarbonate roof and UPVC double-glazed windows surround.

FIRST FLOOR

Landing

7*4" x 7*1" (max) (2.24m x 2.18m (max))

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

12*7" x 10*9" (max) (3.84m x 3.30m (max))

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

Bedroom Two

10*9" x 9*11" (3.29m x 3.04m)

The second bedroom has ceiling coving and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9*6" x 7*4" (2.92m x 2.24m)

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

Wet Room

7*3" x 5*6" (2.23m x 1.69m)

The wet room has a low level flush W/C, a pedestal wash basin, an overhead rainfall shower and a hand held shower head, a heated towel rail, tiled walls and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, a paved patio area, gated access to the rear garden, and a hedge boundary.

Rear

To the rear of the property is an enclosed low-maintenance garden with a paved patio area, decorative stones, a decked seating area, two sheds, a variety of plants and shrubs and fence panelling boundary.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 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 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.

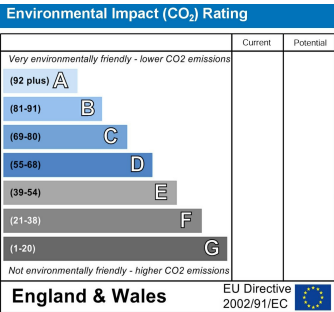
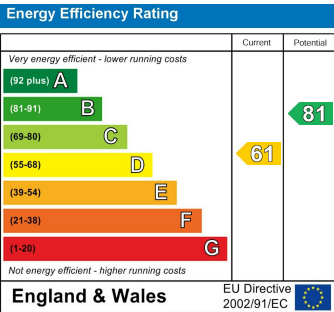
The vendor has advised the following:

Property Tenure is Freehold

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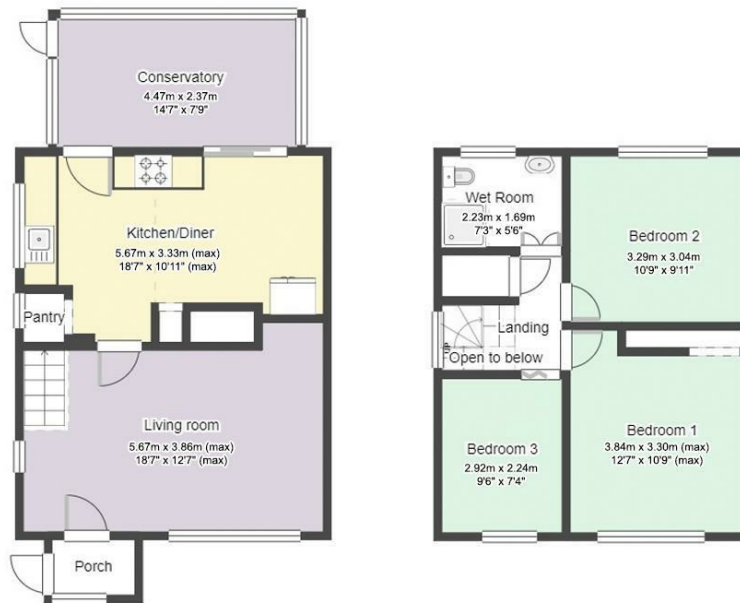
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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