

HoldenCopley

PREPARE TO BE MOVED

Market Street, Draycott, Derbyshire DE72 3NB

£240,000

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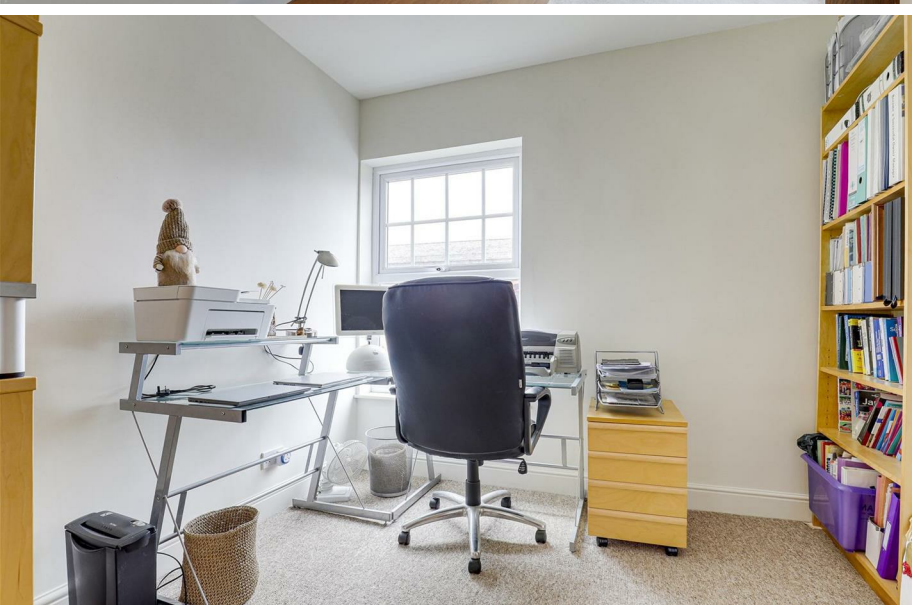
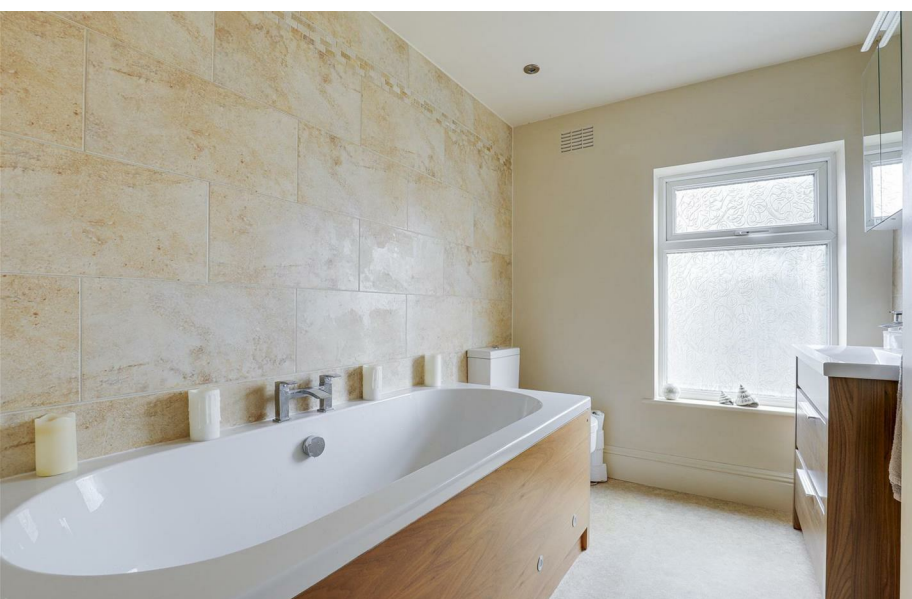


NO UPWARD CHAIN...

Situated in the popular village of Draycott, this well-proportioned home is ideally located close to a range of local amenities, shops, excellent transport links, and highly regarded school catchments, making it perfect for families and commuters alike. Inside, the ground floor features a welcoming living room with a cosy open fireplace, creating a warm and inviting atmosphere. The generous dining room provides plenty of space for family meals and entertaining, while the fitted kitchen offers ample storage and workspace for your culinary needs. The first floor comprises a generous main bedroom with a four-piece en-suite, and a single bedroom currently arranged as a home office. A separate shower room serves the remaining bedrooms. The second floor hosts two additional double bedrooms, offering flexibility for family living, guests, or a home office setup. Outside, the property enjoys on-street parking to the front. The rear garden is a good size, featuring a paved patio area, a lawn, and a decked seating area at the bottom of the garden, surrounded by a range of plants and shrubs, providing an ideal outdoor space for relaxation or entertaining.

MUST BE VIEWED!





- Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- En-Suite And Shower Room
- On-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

14'5" x 12'5" (4.39m x 3.78m)

The living room has wooden flooring, two radiators, ceiling coving, a ceiling rose, a feature open fireplace, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Hall

2'9" x 2'5" (0.86m x 0.76m)

The hall has wooden flooring and carpeted stairs.

Dining Room

12'2" x 12'11" (3.71m x 3.94m)

The dining room has wooden flooring, two radiators, ceiling coving, a picture rail, an in-built cupboard, a recessed chimney breast alcove with a feature pine surround and a UPVC double-glazed window to the rear elevation.

Kitchen

14'0" x 6'3" (4.27m x 1.91m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and a swan neck mixer tap, space for a washing machine, dishwasher and cooker, partially tiled walls, a wall-mounted boiler, recessed spotlights, vinyl flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

12'4" x 5'7" (3.78m x 1.71m)

The landing has carpeted flooring, a radiator, two UPVC double-glazed windows to the side and front elevations and access to the first floor accommodation.

Master Bedroom

13'3" x 12'3" (4.04m x 3.73m)

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

En-Suite

14'5" x 6'8" (4.39m x 2.03m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a double-ended bath with central taps, a shower enclosure with a shower fixture, a heated towel rail, recessed spotlights, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Four

9'4" x 8'8" (2.84m x 2.64m)

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

Bathroom

14'2" x 6'4" (4.32m x 1.93m)

The bathroom has a concealed low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, tiled walls, a heated towel rail, an extractor fan and laminate flooring.

SECOND FLOOR

Landing

3'0" x 2'4" (0.92m x 0.73m)

The landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom Two

13'1" x 8'7" (3.99m x 2.62m)

The second bedroom has carpeted flooring, a radiator, and two UPVC double-glazed windows to the side and rear elevations.

Bedroom Three

10'11" x 9'1" (3.33m x 2.77m)

The third bedroom has carpeted flooring, a radiator, two Velux windows and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking, gated access to the rear garden, shrubs and brick-wall boundaries.

Rear

To the rear is an enclosed garden with a block-paved patio area, a lawn, a decked seating area, a range of plants and shrubs, a wooden shed and fence panelling boundaries.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – nexfibre, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 10000Mbps & Highest upload speed at 10000Mbps
- Phone Signal – Good coverage of Voice, 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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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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