

# HoldenCopley

PREPARE TO BE MOVED

Fowler Street, Draycott, Derbyshire DE72 3QD

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Offers Over £160,000

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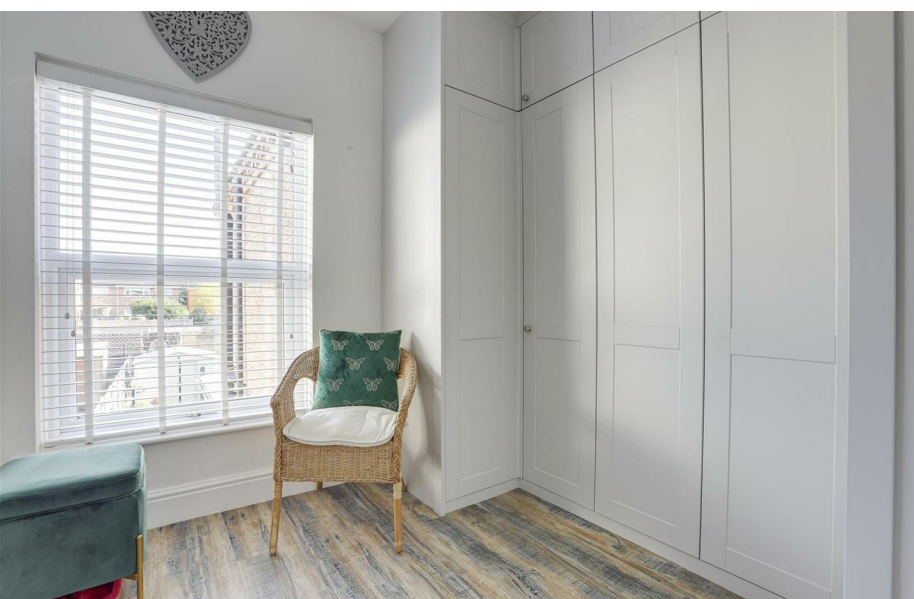


## IDEAL FOR FIRST TIME BUYERS...

This well-presented semi-detached house offers deceptively spacious accommodation throughout and would make the ideal home for any first-time buyer looking to move straight in. The property is situated in a convenient location, within easy reach of local shops, transport links, and great schools. To the ground floor, there is a living room featuring a flame-effect fireplace, a separate dining room with a gas fireplace, a fitted kitchen, and a bright conservatory with double French doors opening out to the rear garden. The first floor offers two bedrooms, one of which is currently being used as a dressing room but could easily be converted back into a bedroom, along with a four-piece bathroom suite. The second floor hosts an additional bedroom, offering flexible living space. Outside, the property has on-street parking availability to the front, while to the rear is a private, low maintenance garden featuring a wooden decked seating area, an artificial lawn, and a useful shed.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Well Appointed Fitted Kitchen & Conservatory
- Four Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- Convenient Location
- Close To Local Amenities
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Living Room

12\*7" x 12\*0" (3.84m x 3.66m)

The living room has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, carpeted flooring, a radiator, a flame-effect fireplace, dado rails, coving, a ceiling rose and a single UPVC door providing access into the accommodation.

Hall

2\*7" x 2\*7" (0.80m x 0.79m)

The hall has wood-effect flooring and carpeted stairs.

Dining Room

12\*6" x 12\*0" (3.82m x 3.66m)

The dining room has a UPVC double-glazed window with bespoke fitted shutters to the rear elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, a built-in cupboard and coving.

Kitchen

14\*3" x 6\*11" (4.35m x 2.13m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven and microwave, a gas hob with an extractor hood, an undermount stainless steel sink and a half with draining grooves and a swan neck mixer tap, space and plumbing for a washing machine, space for a an under the counter fridge and freezer, wood-effect flooring, a radiator and two UPVC double-glazed windows to the side elevation.

Breakfast Room

9\*5" x 7\*4" (2.88m x 2.25m)

The breakfast room has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring, partially panelled walls, a polycarbonate roof, a single UPVC door providing side access and double UPVC French doors providing access out to the garden.

FIRST FLOOR

Landing

2\*7" x 2\*7" (0.80m x 0.80m)

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

Hall

2\*7" x 3\*1" (0.80m x 0.96m)

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

Master Bedroom

12\*0" x 9\*7" (3.66m x 2.94m)

The main bedroom has UPVC double-glazed windows to the front elevation, wood-effect flooring, a radiator, a built-in cupboard and coving.

Hall

12\*5" max x 12\*0" (3.81m max x 3.66m)

The hall has carpeted flooring and a radiator.

Bedroom Two

8\*7" x 6\*11" (2.62m x 2.12m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and fitted floor to ceiling shaker style wardrobes with over the head cupboards.

Bathroom

14\*3" x 7\*0" (4.35m x 2.14m)

The bathroom has a low level flush W/C, a wall-mounted wash basin with storage, a fitted panelled bath with a hand-held shower, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tile-effect flooring, partially tiled walls, a radiator, two built-in cupboards, coving and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Bedroom Three

17\*7" x 11\*9" (5.37m x 3.59m)

The third bedroom has a skylight, wood-effect flooring, a radiator and eaves storage.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private garden with a wooden decked seating area, an artificial lawn, a shed, an outdoor tap, an outdoor power socket, a single wooden gate and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 10000 Mbps (Highest available download speed) 10000 Mbps (Highest available upload speed)

Phone Signal – All 5G, some 3G & 4G 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.

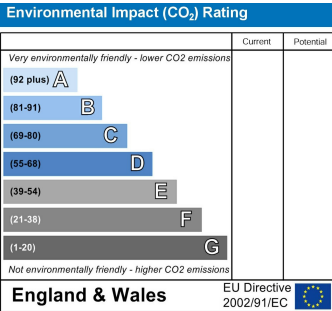
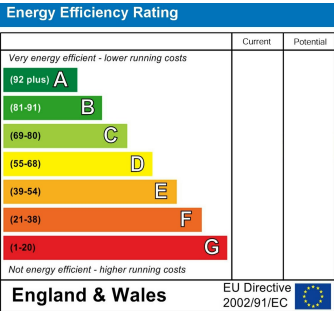
The vendor has advised the following:

Property Tenure is Freehold

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# Fowler Street, Draycott, Derbyshire DE72 3PD

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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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