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Derby Road, Draycott
Offers in the region of: £250,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



EXCITING POTENTIAL – An extended and well proportioned two double bedroom bay fronted Victorian semi-detached home, offering exciting potential for improvement and extension (subject to necessary planning consent being obtained) The property is situated in this highly sought after location on Derby Road in the heart of Draycott Village and being well position for access to Derby & Nottingham.

This property offers a wealth of character and charm and offers a rare modernisation opportunity in this highly sought after location. The property features an entrance vestibule and entrance hallway with Minton tiled floor, sitting room with bay window, living room and extended kitchen. The first floor landing gives access to two generous double bedrooms and access through the rear bedroom leading to a spacious four piece bathroom suite.

Outside, the property benefits from off-street parking with a block-paved driveway and an attached garage and there is access through the garage leading a generous south facing landscaped rear garden.





The Detail

This Victorian bay-fronted, two double bedroom semi-detached home combines original character with exciting modernisation potential and is set within this highly sought after position on Derby Road in the popular village of Draycott.

The property is entered through a hardwood panelled door giving access to an entrance vestibule and access to the entrance hallway with Minton tiled floor. The hallway provides access to the staircase leading to the first floor landing and has doorway access the sitting room features a gas fire set within a hearth, framed by a large bay window. The living room includes a brick fireplace with a marble hearth and overlooks the rear garden. There is an extended kitchen to the rear, fitted with maple-fronted units and includes a Neff electric oven, halogen hob, extractor, and integrated fridge, freezer, and dishwasher. There is side door access leading to the rear garden.

Upstairs, the landing leads to two double bedrooms. The front bedroom has two windows to the the front elevation, while the rear bedroom overlooks the garden. The spacious bathroom includes a four-piece suite with a good sized shower, panelled bath, sink in vanity unit and mirrored cabinet with lighting.



Externally, the property features a block-paved driveway leading to an attached garage with double opening timber doors, power, light and a rear door to the garden. The mature south facing rear garden offers a paved patio, water feature, and a generous lawn bordered by well-stocked plants. A brick-built outbuilding provides additional storage.





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The Location

Draycott is a sought-after village that blends rural charm with modern convenience. The property is within easy walking distance of a range of local amenities, including independent shops, cafés, and traditional pubs, creating a strong sense of community. Draycott Primary School is well-regarded, and the area benefits from excellent transport links, with regular bus services and easy access to the A52, providing quick connections to Derby and Nottingham.

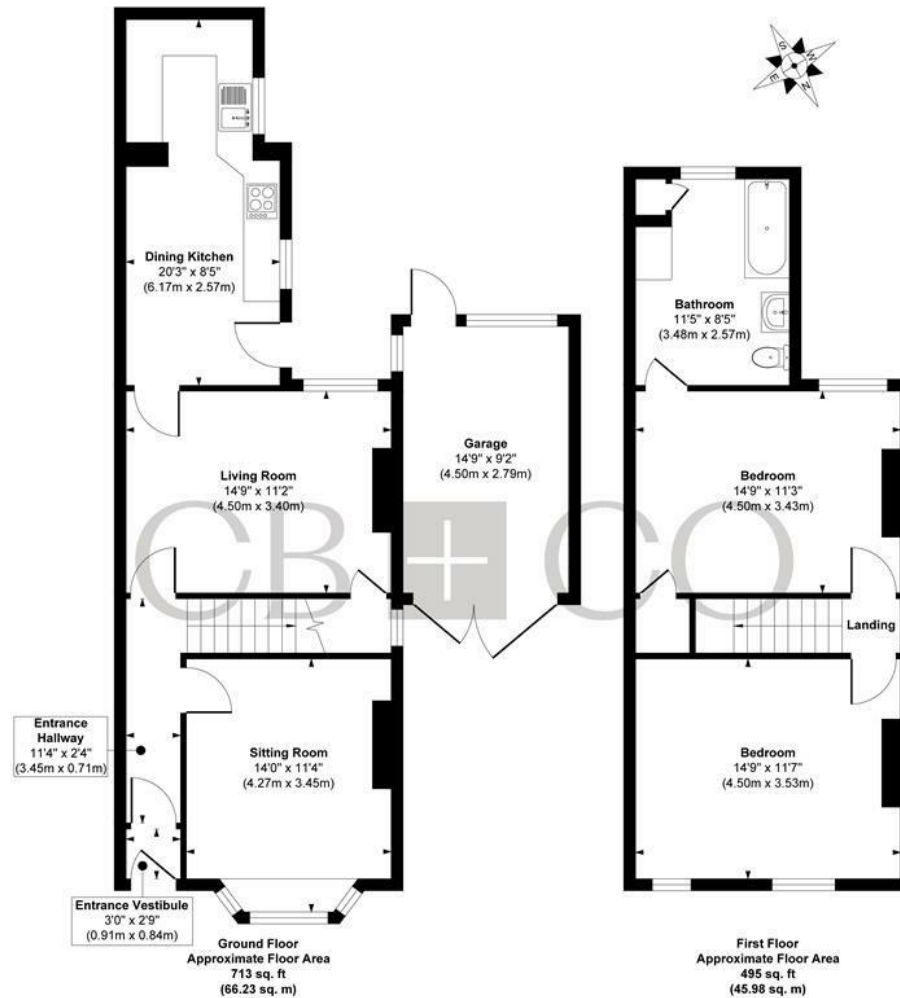
The surrounding countryside offers scenic walking and cycling routes, perfect for outdoor enthusiasts, while the nearby towns provide a wider range of shopping, dining, and entertainment options. This combination of village atmosphere and modern connectivity makes Draycott an ideal location for families and professionals alike.







Derby Road, Draycott



Approx. Gross Internal Floor Area 1208 sq. ft / 112.21 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Period Bay Fronted Semi-Detached Home
- Requires Modernisation - Exciting Potential
- Potential for Extension (Subject to Planning Consent)
- Entrance Vestibule & Hallway with Minton Tiled Floor
- Sitting Room, Living Room with Bay Window & Extended Dining Kitchen
- Two Double Bedrooms & Four Piece Bathroom Suite
- Driveway, Garage & Delightful South Facing Rear Garden
- Close to Excellent Local Shops & Amenities
- Easy Access to A52 leading to Derby & Nottingham
- No Chain Involved

Size

Approx 1073.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

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Let's *Talk*

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