

HoldenCopley

PREPARE TO BE MOVED

Sydney Road, Draycott, Derby DE72 3PX

£1,100 PCM

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PERFECT FAMILY HOME...

This three-bedroom detached house, located in the sought-after area of Draycott, offers spacious and well-presented accommodation, making it an ideal choice for families. Its prime location provides easy access to a variety of shops, schools, and transportation links to Derby and Nottingham City Centre. The ground floor features an inviting entrance hall, a generously sized living room connected to a separate dining room through internal French doors, and a modern fitted kitchen equipped with integrated appliances. The first floor houses three ample bedrooms, all serviced by a three-piece bathroom suite. Externally, the property boasts a low-maintenance front garden with a driveway offering ample off-street parking. The rear of the house features a convenient courtyard-style garden, perfect for enjoying the Summer months. This property is ready for immediate occupancy, providing a comfortable and convenient living space for prospective residents.

AVAILABLE EARLY JUNE





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Separate Dining Room
- Three Piece Bathroom Suite
- Drive Providing Off Street Parking
- Front & Rear Gardens
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and stairs, smoke alarm, UPVC double glazed window to the side elevation and a single UPVC door providing access into the accommodation

Living Room

12'4" x 12'9" (3.78m x 3.89m)

The living room has carpeted flooring, radiator and UPVC double glazed window to the front elevation

Dining Room

9'2" x 10'9" (2.80m x 3.29m)

The dining room has carpeted flooring, radiator, UPVC double glazed windows to the rear elevation and UPVC double glazed French doors providing access to the rear garden

Kitchen

6'5" x 10'6" (1.96m x 3.21m)

The kitchen has wood effect laminate flooring, a range of fitted wall and base units with fitted worksurfaces, integrated oven with gas hobs and an over hood extractor fan, stainless steel sink with a drainer and mixer taps, space and plumbing for a washing machine and undercounter fridge, UPVC double glazed window to the side elevation and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

7'3" x 6'5" (2.22m x 1.97m)

The landing has carpeted flooring, smoke alarm, loft hatch, UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

9'3" x 9'3" (2.84m x 2.82m)

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

Bedroom Two

9'3" x 10'0" (2.82m x 3.05m)

The second bedroom has carpeted flooring, radiator and UPVC double glazed window to the rear elevation

Bedroom Three

9'5" x 6'5" (2.89m x 1.98m)

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

Bathroom

6'5" x 5'6" (1.98m x 1.69m)

The bathroom has wood effect laminate flooring, partially tiled walls, low level flush WC, pedestal washbasin with taps, panelled bath with taps and a wall mounted mains fed waterfall shower and separate shower over with a shower screen and UPVC double glazed obscure window to the rear elevation

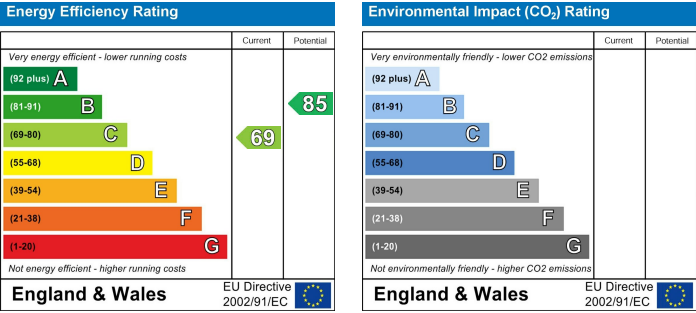
OUTSIDE

FRONT

To the front is a gravelled low maintenance garden with a fence surround and a driveway providing ample off street parking with gated access

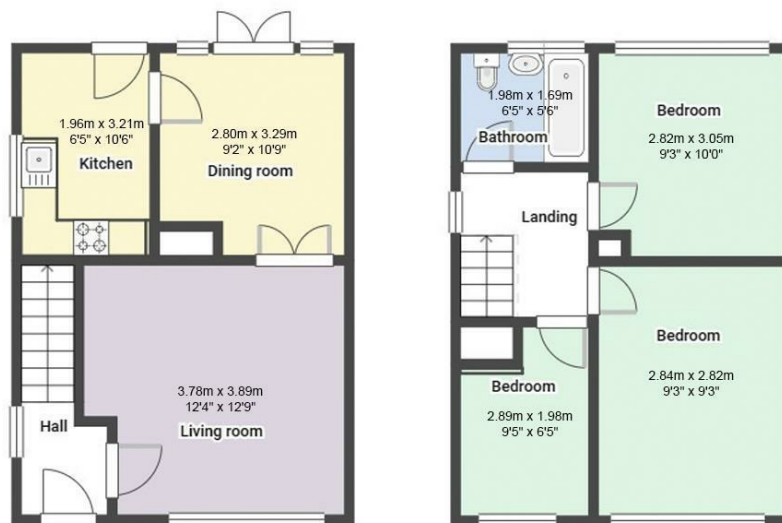
REAR

To the rear is a low maintenance garden with a paved seating area and pebbled area with a fence and wall surround



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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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01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

lettings@holdencopley.co.uk

www.holdencopley.co.uk

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