



Market Street,  
Draycott, Derbyshire  
DE72 3NB

**£229,950 Freehold**



A SUPERB EXAMPLE OF A THREE BEDROOM SEMI-DETACHED HOME WITH ENCLOSED REAR GARDEN AND ALLOCATED PARKING SPACE, PERFECT FOR A WIDE VARIETY OF BUYERS.

Robert Ellis are pleased to be instructed to market this well presented three bedroom semi-detached home. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout with one allocated parking space and enclosed garden located to the rear of the property. This would make a fantastic home for a first time buyer, a family looking for this desirable location or people who are looking to downsize and be conveniently located to shops and transport links. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, kitchen with integrated cooking appliances and a lounge to the rear with sliding doors overlooking the garden. To the first floor, the landing leads to three generous sized bedrooms and the three piece shower room. To the front there is a small garden with a gate setting the property away from the road with one allocated parking space located to the rear of the property under the flying freehold. There is an enclosed garden with patio and turf with a gate leading to the rear car parking space.

Located in the popular residential village of Draycott, close to a wide range of local amenities, parks and schools. Long Eaton town centre is just a short drive away where further schools, shops, supermarkets and healthcare facilities can be found. There are fantastic transport links available with a bus stop walking distance and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations just a short drive away.



### Entrance Hall

Composite front door, carpeted flooring, radiator, ceiling light.

### Kitchen

5'5 x 9'6 approx (1.65m x 2.90m approx)

Double glazed window overlooking the front, tiled flooring, freestanding cooker, space for washing machine, space for fridge, radiator, ceiling light.

### Lounge

11'5 x 13'9 approx (3.48m x 4.19m approx)

Double glazed sliding doors overlooking and leading to the rear garden, laminate flooring, radiator, gas fire, ceiling light.

### First Floor Landing

Carpeted flooring, built in storage cupboard, loft access, ceiling light.

### Bedroom 1

7'7 x 14'1 approx (2.31m x 4.29m approx)

Double glazed window overlooking the front and the rear, carpeted flooring, radiator, ceiling light.

### Bedroom 2

9'3 x 11'5 approx (2.82m x 3.48m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

### Bedroom 3

8'1 x 7'5 approx (2.46m x 2.26m approx)

Double glazed window overlooking the front, carpeted flooring, radiator, built in storage cupboard, ceiling light.

### Shower Room

5'1 x 6'1 approx (1.55m x 1.85m approx)

Vinyl flooring, radiator, double enclosed shower unit, pedestal sink, low flush w.c., ceiling light.

### Outside

To the front of the property there is a small garden with a gate setting the property away from the road with access underneath the flying freehold into a car park where there is one allocated parking space for this property. There is an enclosed rear garden with patio area and turf with a gate leading into the car parking area.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston and into Draycott. On entering Draycott turn left into Market Street and the property can be identified by our for sale board.

8239RS

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 18mbps Superfast 80mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

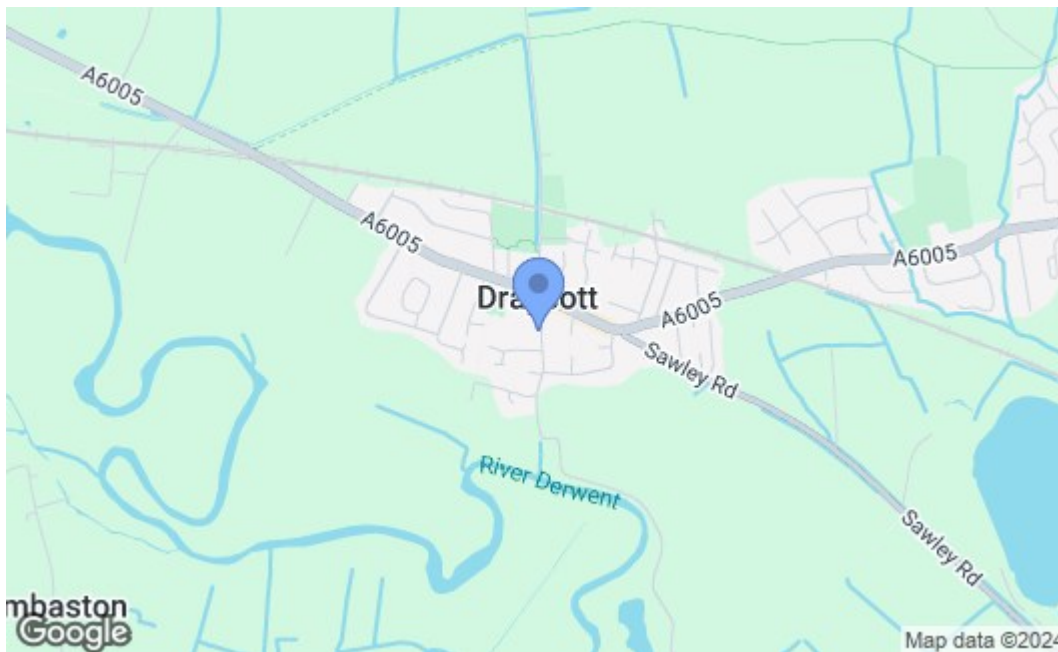
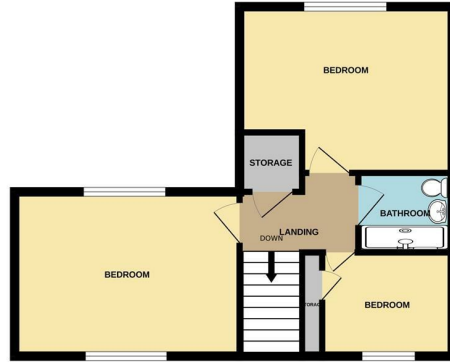
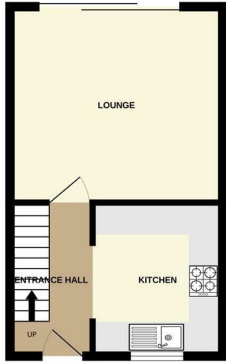
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.