



**3 Market Street, Draycott
Derby, DE72 3NB**

A hidden gem situated in the heart of the village just off Market Street, with off road parking and a very private rear garden. This really is a very nice property indeed, it has lovely feel about it, is beautifully presented throughout and is light, bright and airy. The bedrooms are all a very good size and there is a wonderful and spacious dual aspect lounge/diner with French double doors to the garden. To the front is a covered porch with front door leading to a roomy central hallway, with access to a stylish fitted kitchen and with a staircase leading to the first floor where you will find the modern family bathroom. The property is UPVC double glazed, there is a gas combination boiler fueling the central heating and hot water and it is in a ready to move straight into condition.



£245,000

Entrance Hallway 12' 4" x 6' 6" (3.76m x 1.98m)

Under stair storage, vinyl flooring, a central heating radiator, staircase to the first floor and doors leading independently to the kitchen on one side and to the sitting room on the other.

Lounge/Diner 20' 2" x 13' 0" (6.14m x 3.96m)

This really is very nice spacious room with plenty of natural light having a UPVC double glazed window to the front, one to the rear and timber framed French patio doors to the garden. There is also an electric fire with feature surround, two central heating radiators, a TV point and space for a dining suite.

Kitchen 12' 4" x 6' 5" (3.76m x 1.95m)

Fitted with a range of shaker style base and eye level units with solid wood work surfaces, an integrated fridge/freezer, space for an electric cooker, a pull out extractor hood and plumbing for a washing machine and dishwasher. There is also a vinyl floor covering, a central heating radiator and UPVC double glazed windows to both the front and side.

Bedroom 1 12' 7" x 11' 4" (3.83m x 3.45m)

Dual aspect room with a central heating radiator and UPVC double glazed windows to both the front and rear.

Bedroom 2 12' 4" x 9' 9" (3.76m x 2.97m)

UPVC double glazed window to the rear and a central heating radiator.

Bedroom 3 12' 4" x 6' 7" (3.76m x 2.01m)

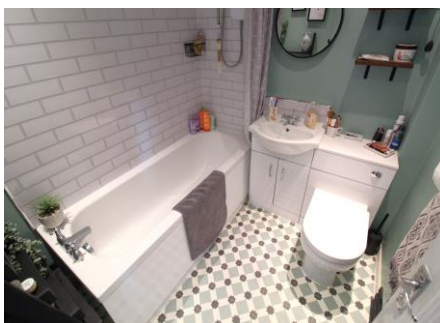
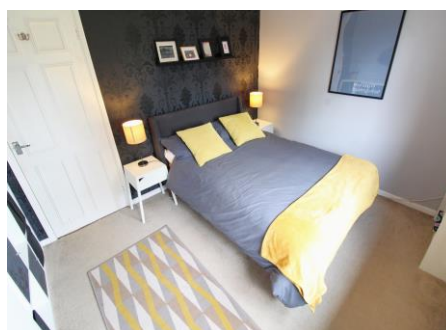
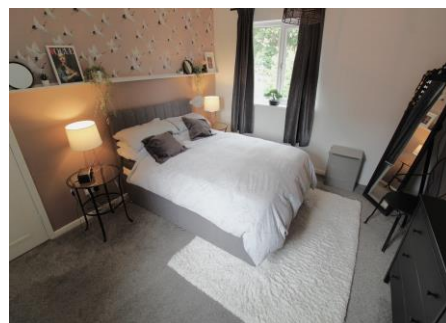
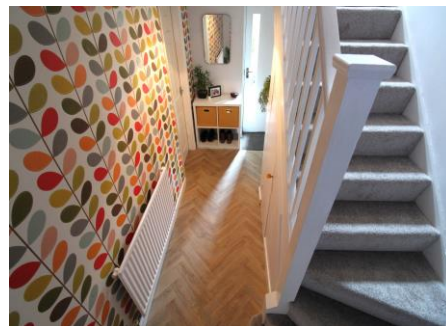
Including a recessed fitted wardrobe over the stairs, a UPVC double glazed window to the front and a central heating radiator.

Bathroom 6' 6" x 6' 2" (1.98m x 1.88m)

Three piece suite including; a panel bath with an electric shower over, a vanity unit with cupboard space, a ceramic sink and a WC with a concealed cistern. There is also a vinyl floor covering, a central heating radiator and an extractor fan.

Outside

The property is accessed via a driveway at the side which passes under an archway to allocated parking at the rear. There is one parking space allocated to this property, plus further parking for visitors. Along the right hand side of the property is an alleyway which leads to the very private east facing garden, which is ideally orientated to catch the morning sun.



Disclaimer
This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

3 Market Street Draycott DERBY DE72 3NB	Energy rating	Valid until:	15 February 2034
	D	Certificate number:	9564-3035-1202-3404-0204

Property type Semi-detached house

Total floor area 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

