

*Everington  
& Ruddle*



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

**£210,000**

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Situated in the heart of the village is this superb mews style home with a very nice private garden and parking on a driveway at the rear. The accommodation is extremely practical having good size bedrooms, including a spacious master bedroom which leads over the archway at the side. The property is set back from the road beyond a gated fore garden, that leads to a laminated front door, complete with a canopy storm porch. This charming house is superbly presented throughout, including a modern fitted kitchen, a spacious hallway, a stylish shower room and a fantastic sitting room with feature fireplace and sliding patio doors to the beautiful garden. There is also a gas combination boiler and UPVC double glazing.

- Large first floor
- Sunny rear garden
- Superb condition
- Parking to the rear
- Village location

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

**Contact Everington & Ruddle on; 01332 669600  
[derby@everingtonandruddle.co.uk](mailto:derby@everingtonandruddle.co.uk)**





## Hallway

Laminated and double glazed front door leading to a good size through hallway with storage space under the stairs, access to the kitchen, a central heating radiator and a door leading to the sitting room at the rear.

**Kitchen** - 2.9m x 1.65m (9'6" x 5'5")

Modern fitted kitchen including a range of base and eye level units with high gloss door fronts and laminate worksurfaces. There is also a UPVC double glazed window to the front, a central heating radiator, space for a tall fridge freezer, plumbing for a washing machine and space for an electric cooker.

**Sitting Room** - 4.19m x 3.48m (13'9" x 11'5")

A good size sitting room with double glazed sliding patio doors to the garden, a central heating radiator, laminate wood flooring and a feature fireplace with living flame gas fire.

**Bedroom 1** - 4.29m x 2.31m (14'1" x 7'7")

A dual aspect room which extends over the archway at the side and includes a central heating radiator and UPVC double glazed windows to the front and rear.

**Bedroom 2** - 3.48m x 2.82m (11'5" x 9'3")

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

**Bedroom 3** - 2.46m x 2.26m (8'1" x 7'5")

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



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

**Shower Room** - 1.85m x 1.55m (6'1" x 5'1")

Modern fitted shower room including a large shower cubical with a plumbed shower mixer, a pedestal wash basin and WC. There is also a mirror wall cabinet, stylish wall tiles, an extractor fan, vinyl flooring and a central heating radiator.





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