



Elvaston Street
Draycott Derby



Property Description

A well presented three double bedroom detached family home in the heart of Draycott village with timber open fronted garage, studio and enclosed garden to the rear. The property has a gas fired central heating system and UPVC double glazing and has accommodation briefly comprising: - Entrance hall, cloaks/w.c, spacious dining kitchen with integrated appliances, utility room with door off to studio, spacious lounge with French doors to the garden. To the first floor are three double bedrooms, master with ensuite shower room and family bathroom. Outside the property has a low maintenance front garden, side open fronted timber garage and a private well landscaped enclosed rear garden.

Entrance Hallway

Having a front UPVC double glazed entrance door with inset double glazed opaque and leaded panel, laminate flooring, carpeted staircase leading to the first floor, central heating radiator with shelf over, panelled door to: -

Cloaks/Wc

Having two piece white suite comprising low level wc, pedestal wash hand basin with chrome mixer over, ceramic tiled splash back, laminate flooring continuing through from the entrance hallway, central heating radiator, UPVC double glazed opaque window to the front elevation.

Kitchen

Accessed from the entrance hallway via a half glazed panelled door to a spacious kitchen having a range of matching base and wall units, laminated work surfaces over, single drainer acrylic sink unit with contemporary mixer tap over, integrated electric fan assisted oven, electric four burner hob with extractor fan over, glazed splashback to the cooking area, ceramic tiled splashbacks, integrated fridge freezer, integrated dishwasher, exposed

brick feature wall, central heating radiator, laminate flooring continuing through, panelled door to useful understairs store, door off to: -

Utility Room

Having plumbing and space for automatic washing machine, space for dryer, laminated work surfaces, ceramic tiled splashbacks, UPVC double glazed window to the rear giving aspect over the garden, laminate flooring continuing through, central heating radiator, panelled door to cupboard housing the Worcester boiler proving domestic hot water and central heating and useful utility storage, UPVC double glazed door giving access to the garage.

To the front of the garage is an open carport with sloping roof, UPVC double glazed door giving access to the studio/gym made of timber construction with sloping roof and a further UPVC double glazed door giving access to the rear garden and having slipped polycarbonate windows, laminate flooring, light and power.

Lounge

Accessed via half glazed door from the entrance hallway to another spacious room having the laminate flooring continuing through, UPVC double glazed double opening French doors with matching attached side panels to the rear giving access to the garden, a further UPVC double glazed window to the side elevation, two central heating radiators, feature exposed brick wall.

First Floor Landing

Having a light tunnel providing natural light to the landing, doors off to the bedrooms and family bathroom.

Master Bedroom

Having UPVC double glazed window to the

side elevation, laminate flooring, central heating radiator with fretwork cover over, feature timber headboard and feature timber wall hanging, panelled door to: -

Ensuite Shower Room

Having a three piece white suite comprising low level wc, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, walk-in shower cubicle with rain head and separate shower attachment, fully tiled to the showering area, fully tiled walls and floor, wall mounted anthracite heated towel rail, extractor fan, UPVC double glazed opaque window to the rear.

Bedroom Two

Having UPVC double glazed window to the front elevation, laminate flooring, central heating radiator, loft access, deep storage recess with double hanging rail and deep shelving for further storage.

Bedroom Three

Another double bedroom having UPVC double glazed window to the front elevation, carpeted flooring, central heating radiator.

Family Bathroom

Having a modern three piece white suite comprising bath fitted to a tiled enclosure with mains shower over the bath, side mounted contemporary mixer tap, fully tiled walls and flooring, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, UPVC double glazed opaque window to the rear elevation.

Outside

The property has a low maintenance fore garden beyond a timber picket fence with wide pathway leading to the front door area with covered canopy, artificial grass frontage flanked with stone edging, outside power socket, vehicle access to the carport providing off road parking.

Rear Garden

Being a particular feature to the property is the lovely garden - beyond the French doors

from the lounge is a patio area having two steps up to an enclosed decked dining area with open spindle balustrade, artificial lawned area, paved pathway goes around the rear of the property, double outside power socket, raised boarder for planting vegetables or shrubs and a gravelled area, outside lighting, outside tap.

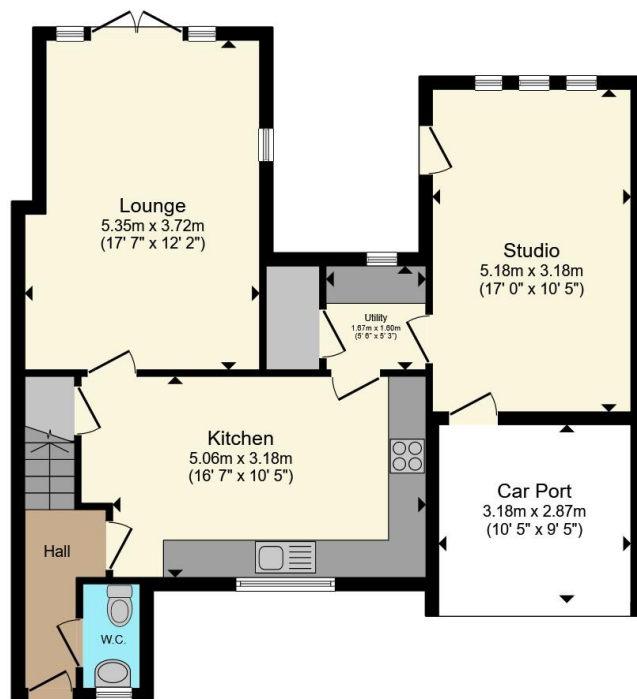
Agent Notes

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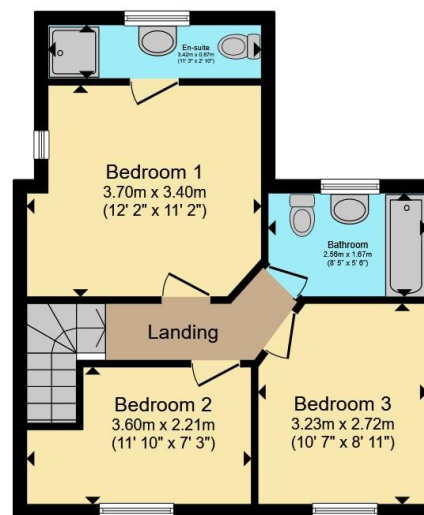








Ground Floor



First Floor

Total floor area 106.1 m² (1,142 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL205951 - 0004

Tenure:Freehold EPC Rating: C Council Tax Band: C

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