



Market Street,
Draycott, Derbyshire
DE72 3NB

Price Guide £170-180,000
Freehold



A TWO BEDROOM HOME SITUATED WITHIN THE SOUGHT AFTER VILLAGE OF DRAYCOTT, OFFERING AN EXCELLENT OPPORTUNITY FOR A FIRST TIME BUYER.

Robert Ellis are pleased to bring to the market this well presented property which offers practical and low maintenance accommodation throughout. The home benefits from two well proportioned bedrooms, a comfortable living space and a fitted kitchen, making it ideal for those looking to step onto the property ladder. Externally, the property enjoys a courtyard garden, providing a private outdoor space with minimal upkeep required, along with the added benefit of allocated parking. Being offered to the market with no onward chain, an internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

Draycott has a number of local shops and schools for younger children while there are further shopping facilities found in the two adjacent villages and Long Eaton where there are Asda, Tesco and Aldi stores as well as many retail outlets, there are schools for younger children in Draycott with schools for older children including Friesland School in Sandiacre and The Wilsthorpe Academy in Long Eaton being within easy reach, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, stairs to the first floor, laminate flooring, radiator, open to:

Kitchen

5'7 x 9'7 approx (1.70m x 2.92m approx)

Double glazed window to the front, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, part tiled walls, electric oven, four ring gas hob with extractor over, plumbing for a washing machine, space for a fridge freezer and laminate flooring.

Lounge

13'11 x 11'6 approx (4.24m x 3.51m approx)

Double glazed patio doors to the rear, laminate flooring, radiator.

First Floor Landing

Loft access hatch, storage cupboard and doors to:

Bedroom 1

11'6 x 9'3 approx (3.51m x 2.82m approx)

Double glazed window to the rear, radiator.

Bedroom 2

7'6 x 8'1 approx (2.29m x 2.46m approx)

Double glazed window to the front, radiator, built-in storage cupboard.

Bathroom

Laminate flooring, low flush w.c., pedestal wash hand basin, panelled bath with shower over, extractor fan and radiator.

Outside

There is a pathway leading to the front door and an allocated parking space.

To the rear there is a patio having gravelled borders, panelled fencing to the boundaries.

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.

9340CO

Council Tax

Erewash Borough Council Band A

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

Ultrafast 2000mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

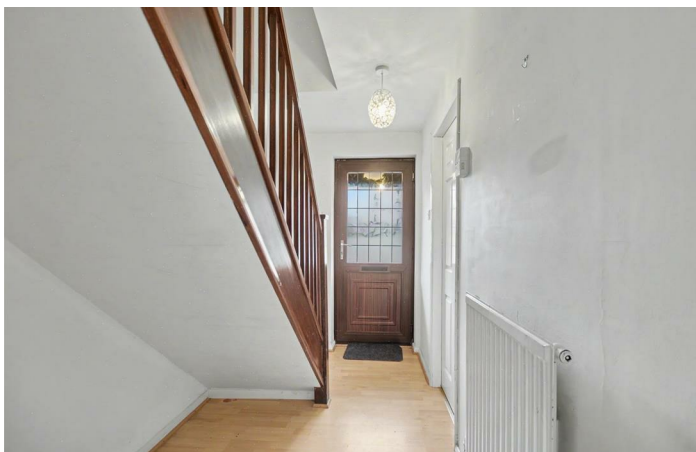
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

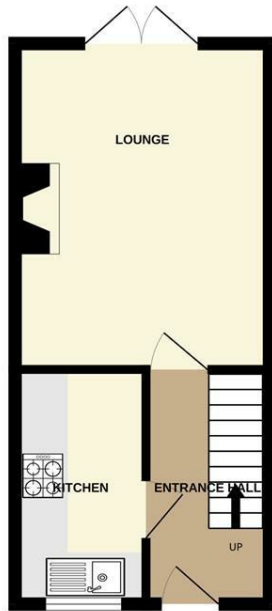
Any Legal Restrictions – No

Other Material Issues – No

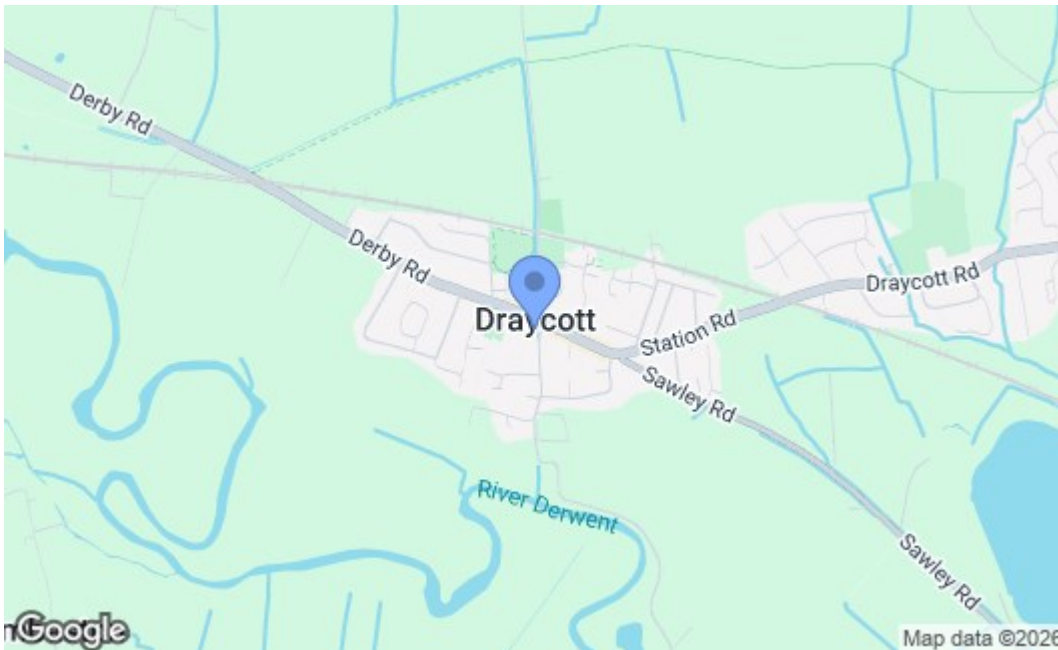
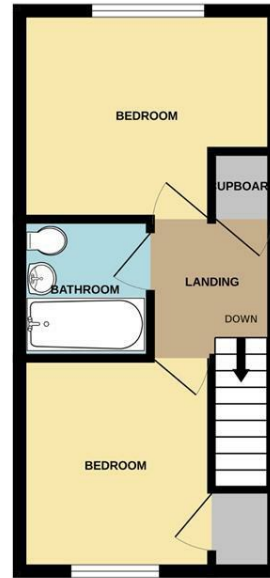




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.