



Walter Street,
Draycott, Derbyshire
DE72 3NU

£260,000 Freehold



A THREE BEDROOM SEMI DETACHED HOME SITUATED ON WALTER STREET IN THE HIGHLY REGARDED VILLAGE OF DRAYCOTT.

Robert Ellis are delighted to bring to the market this well presented semi detached property which offers spacious and practical accommodation, ideal for a range of buyers. The home benefits from a comfortable lounge, a kitchen diner providing an excellent space for everyday living, and a conservatory overlooking the rear garden, adding further versatile living space. To the first floor are three well proportioned bedrooms and a family bathroom.

Externally, the property enjoys off road parking for several vehicles to the front and a beautifully maintained rear garden, offering a wonderful outdoor space for relaxing, entertaining and enjoying the warmer months. An internal viewing is highly recommended to fully appreciate the accommodation, garden and location this lovely home has to offer.

Draycott has a number of local shops and schools for younger children with further shopping facilities being found at Breaston and Borrowash where there are Co-op convenience stores, Long Eaton is only a short drive away where there is Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links including J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the side, tiled flooring, stairs to the first floor, doors to the kitchen, lounge and understairs storage cupboard.

Lounge

16'1 x 10'4 approx (4.90m x 3.15m approx)

Double glazed window to the front, radiator, coving, double glazed patio doors to:

Conservatory

8'7 x 14'1 approx (2.62m x 4.29m approx)

Double glazed patio doors to the rear garden, windows surrounding.

Kitchen

10'5 x 12'4 approx (3.18m x 3.76m approx)

Double glazed windows to the rear and side, double glazed door to the rear, matching wall and base units with work surfaces over, space for a fridge freezer, plumbing for a washing machine and dishwasher, integrated electric oven, four ring induction hob and extractor over, inset sink and drainer, part tiled walls, tiled floor, wall mounted boiler.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

13'1 x 9'9 approx (3.99m x 2.97m approx)

Double glazed window to the rear, radiator, laminate flooring.

Bedroom 2

8' x 11'1 approx (2.44m x 3.38m approx)

Double glazed window to the rear, radiator.

Bedroom 3

5'6 x 10'5 approx (1.68m x 3.18m approx)

Double glazed window to the front, radiator.

Bathroom

Panelled bath with shower over, low flush w.c., pedestal wash hand basin, part tiled walls, double glazed window to the side.

Outside

To the front of the property there is off road parking for a couple of vehicles leading to a side entrance providing access to the rear garden.

The good size rear garden is laid mainly to lawn, patio, summerhouse, greenhouse, Worksop and shed towards the bottom of the garden, mature shrubs to the 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 the village of Breaston and into Draycott. Pass the market square on the right and turn right into Gertrude Road and left onto Walter Street

9361CO

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 16mbps Superfast 80mbps

Ultrafast 2000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

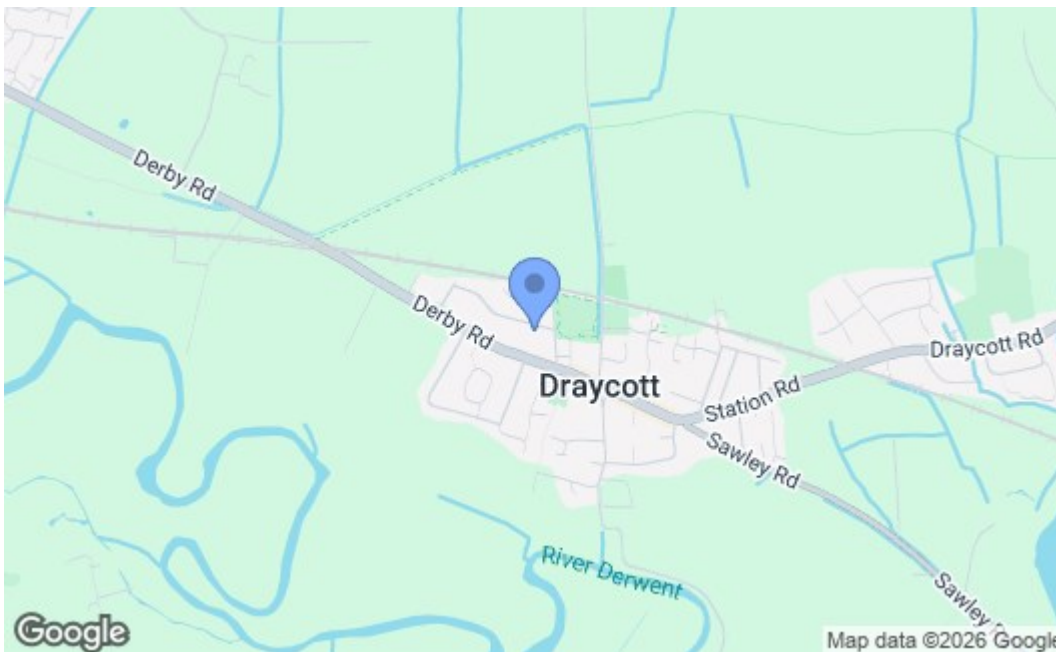
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (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.