



Station Road,  
Draycott, Derbyshire  
DE72 3QB

**O/I/R £195,000 Freehold**

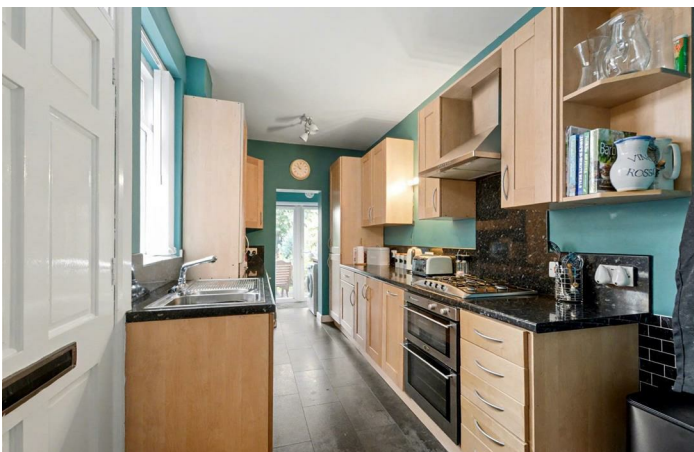


A WELL PRESENTED TWO BEDROOM END TERRACE PROPERTY WITH PERIOD FEATURES LOCATED IN THE POPULAR VILLAGE OF DRAYCOTT.

This is a great opportunity to purchase a spacious period end terrace property that would appeal to a variety of buyers. The property benefits from high ceilings, original internal doors, original storage cupboards and coving.

The entrance door opens into the living room which is a good size and has a feature fireplace with a door leading to the dining room. The dining room offers excellent storage options, has a window overlooking the rear garden and provides access to the kitchen. The kitchen is well equipped and opens to the utility area with French doors to the rear garden and door to the w.c.. The first floor landing leads to the two double sized bedrooms and the bathroom. The bathroom is large and easily accommodates a four piece bathroom suite which includes a feature claw foot freestanding bath. The private garden to the rear is extremely well presented with a shaped lawn, well stocked borders and a paved patio area.

Located in the idyllic and popular village of Draycott, close to and within walking distance to a wide range of local schools, shops and parks. There are fantastic transport links nearby such as bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. Long Eaton town centre is just a short drive away where further shops, supermarkets and healthcare facilities can be found with East Midlands Airport and local train stations being just a short drive away.



## Living Room

12'0" x 12'5" approx (3.66m x 3.8m approx)

UPVC panelled door to the front with decorative half moon light panel within, obscure double glazed light panel above, coving, ceiling rose, decorative fireplace with composite surround and marble hearth, feature cupboard into the chimney recess housing the electric consumer unit, radiator and wood effect laminate flooring.

## Inner Lobby

With stairs to the first floor and door to:

## Dining Room

12'3" x 12'0" approx (3.75m x 3.66m approx)

Double glazed window to the rear, coving and ceiling rose, radiator, wood effect laminate flooring, feature original cupboards with shelving and drawers, decorative cast iron fireplace set upon a tiled hearth, understairs storage cupboard with original timber framed sash window and having a light and shelving.

## Kitchen

14'2" x 6'10" approx (4.34m x 2.09m approx)

Timber door to the rear with an obscure glazed light panel above, double glazed window to the side, Shaker style wall, base and drawer units with laminate work surfaces over and matching upstand, 1½ bowl stainless steel sink and drainer with waste disposal and a chrome mixer tap. Integrated Belling electric double oven with stainless steel four ring gas hob over with laminate splashback and a stainless steel extractor over, integrated slim-line dishwasher, integrated fridge freezer, cupboard housing the Ideal combi boiler (approx. 8 years old), wall mounted vertical radiator, slate tiled effect laminate flooring. Open to:

## Utility Area

4'3" x 4'4" approx (1.32m x 1.33m approx)

UPVC double glazed French doors to the rear, laminate work surface, space and plumbing for a washing machine and continuation of the flooring from the kitchen, concertina door to:

## Cloaks/w.c.

Obscure double glazed window to the side, low flush w.c., vanity wash hand basin with cupboard under, chrome mixer tap and tiled splashback, continuation of the flooring from the utility.

## First Floor Landing

Double glazed window to the side, original doors to:

## Bedroom 1

12'3" x 11'11" into recess approx (3.74m x 3.65m into recess approx)

Double glazed window to the rear, radiator, access to:

## Bathroom

14'1" x 6'11" approx (4.31m x 2.13m approx)

Obscure double glazed window to the rear, four piece suite comprising of a free standing claw foot bath with chrome mixer tap and shower head, pedestal wash hand basin, low flush w.c., shower cubicle with mains fed shower having a rainwater shower head and hand held shower, tiled walls, radiator, dado rail and tiled floor.

## Bedroom 2

12'5" x 12'0" into recess approx (3.8m x 3.67m into recess approx)

Two double glazed windows to the front, feature stripped wooden floorboards, radiator, original door to storage cupboard over the stairs with access to the fully boarded loft space.

## Outside

The south facing rear garden has a paved seating area, shaped lawn with well stocked borders having plants, shrubs and bushes, wooden fence and low level brick wall to the boundaries, timber storage and summerhouse. Outside tap, wrought iron gate to the front and power supply.

## Summerhouse

Timber summerhouse with power.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston into Draycott. Continue along Station Road and the property can be found on the left.  
8909AMMH

## Council Tax

Erewash Borough Council Band B

## 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 10000mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

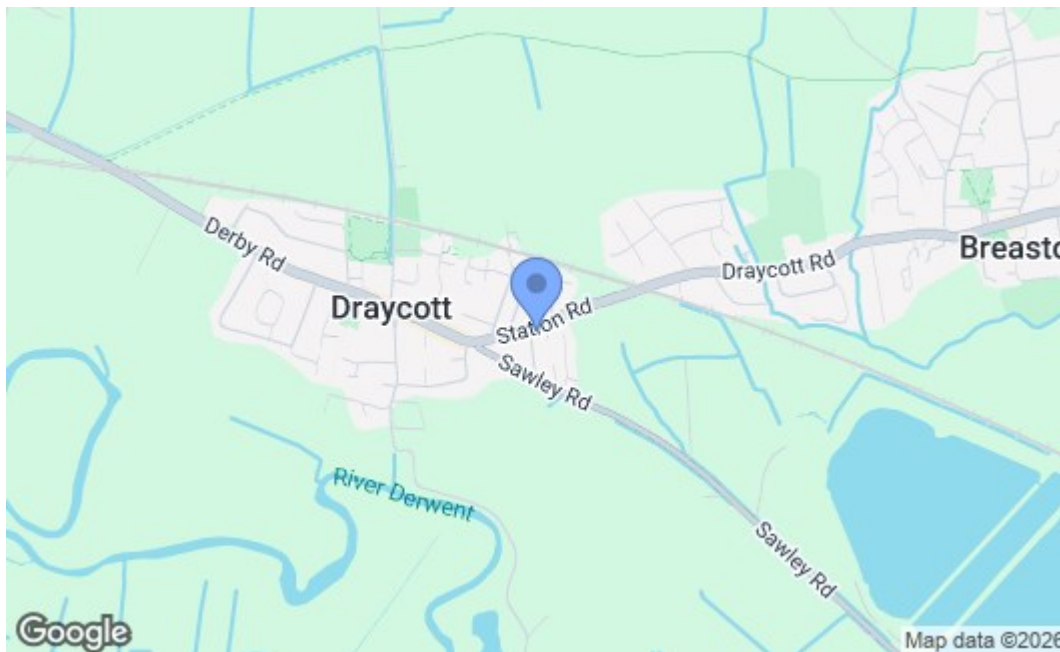
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.