Robert Ellis

look no further...

Derwent Street,
Draycott, Derbyshire
DE72 3NF

Price Guide £300-315,000

Freehold

A WELL PRESENTED FOUR BEDROOM SEMI-DETACHED HOME SITUATED ON A QUIET ROAD IN THE POPULAR VILLAGE OF DRAYCOTT.

Robert Ellis are pleased to bring to the market this well maintained four bedroom semi-detached property, positioned on a quiet residential road within this sought after village. The property offers spacious and practical accommodation throughout and would suit a growing family or those looking for a well located home with countryside walks close by. The accommodation comprises an entrance hallway leading through to the main living areas, along with the convenience of a ground floor WC. The property also benefits from an integral garage which offers additional storage or potential for further use. To the first floor are four well proportioned bedrooms and a family bathroom, providing ample space for family living.

Externally, the property benefits from off road parking and a pleasant setting, whilst being only a short distance from open countryside, ideal for walking and enjoying the surrounding area.
An internal viewing is highly recommended to fully appreciate the space, presentation and location this lovely home has to offer.

The property is found close to the local facilities offered by Draycott and Borrowash where there is a Co-op store, a quality butchers, fishmongers and a Bird's bakery, there are excellent shopping facilities in Long Eaton which includes an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is an Asda at Spondon and Sainsbury's at Pride Park where there is also Costco and other retail outlets. There are schools for younger children in Draycott and Breaston, with schools for older children being found in Sandiacre where there is the Friesland School and Long Eaton where the Wilsthorpe Academy and the highly regarded Trent College and The Elms independent schools are located, healthcare and sports facilities including 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, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and many other East Midlands towns and cities.

Entrance Hall
Composite door to the side, stairs to the first floor landing, radiator and doors to:

Cloaks/w.c.
Double glazed window to the side, low flush w.c.

Lounge
12'2 x 16'10 approx (3.71m x 5.13m approx)
Double glazed window to the front, radiator, coving, feature fireplace and TV point.

Kitchen Diner
13'5 max x 16'5 approx (4.09m max x 5.00m approx)
Double glazed window and door to the rear, matching wall and base units with work surfaces over, stainless steel sink and drainer, integrated electric oven, four ring induction hob and extractor over, plumbing for a washing machine and dishwasher, integrated fridge freezer, part tiled walls and understairs storage cupboard.

First Floor Landing
Loft access hatch, storage cupboard and doors to:

Bedroom 1
10'7 x 13'7 approx (3.23m x 4.14m approx)
Double glazed window to the front, radiator, built-in storage.

Bedroom 2
10'1 x 10' approx (3.07m x 3.05m approx)
Double glazed window to the rear, radiator.

Bedroom 3
10'4 x 9'11 approx (3.15m x 3.02m approx)
Double glazed window to the front, radiator.

Bedroom 4
7'1 x 10'6 approx (2.16m x 3.20m approx)
Double glazed window to the rear, radiator.

Bathroom
Panelled bath, low flush w.c., pedestal wash hand basin, double shower cubicle with mains shower, ceiling spotlights, extractor fan.

Outside
There is off road parking to the front leading to the integral garage. Gated side access to the rear.

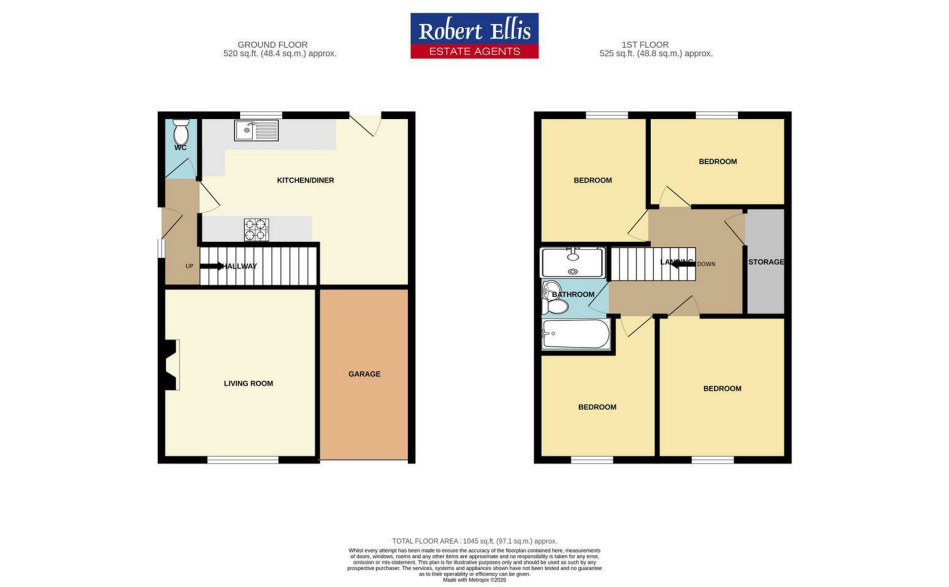
The rear garden has a lawned garden, patio area, shrubs and borders and fencing to the boundaries.

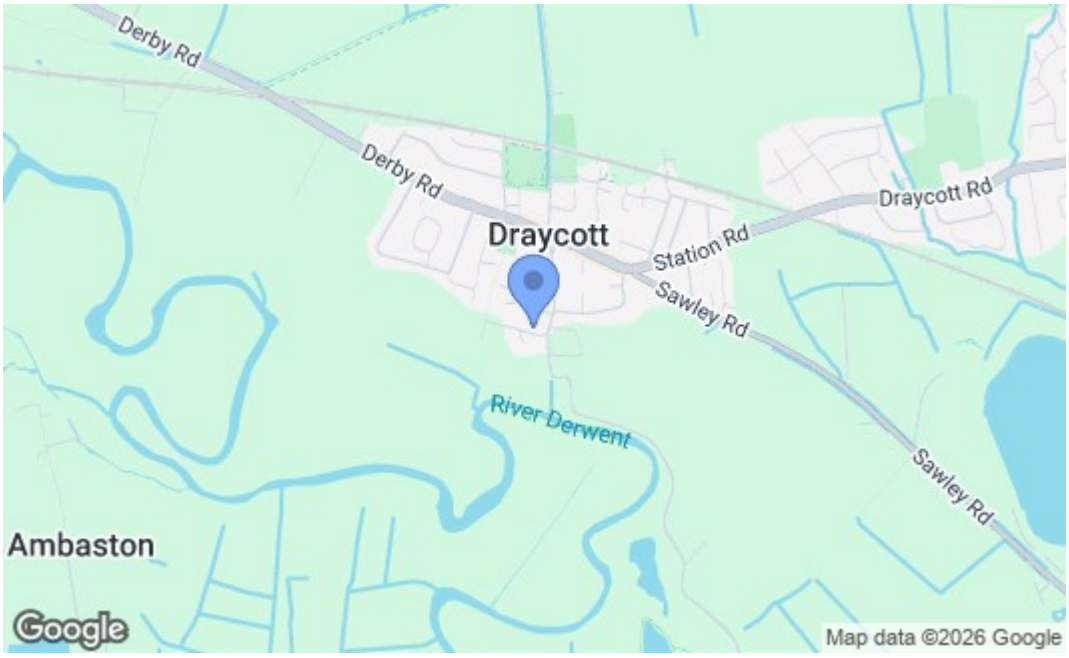
Garage
Up and over door, power and light.

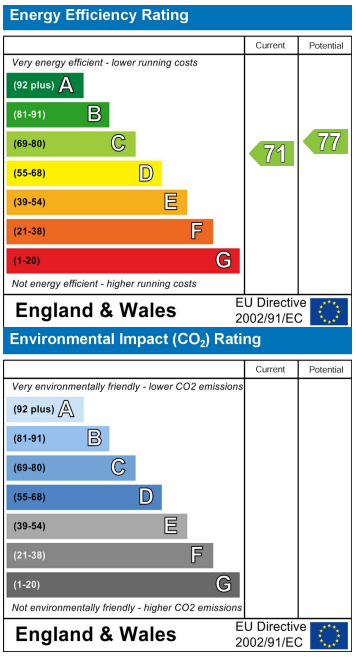
Directions
Head out of Long Eaton along Derby Road and continue through the village of Breaston and into the centre of Draycott. Take the left hand turning onto Market Street where Derwent Street is a turning on the right hand side.
9169CO

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 17mbps Superfast 80mbps Ultrafast 2000mbps
Phone Signal – EE, Vodafone, 02
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







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.

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