

HoldenCopley

PREPARE TO BE MOVED

Garfield Avenue, Draycott, Derbyshire DE72 3NP

Offers Over £240,000

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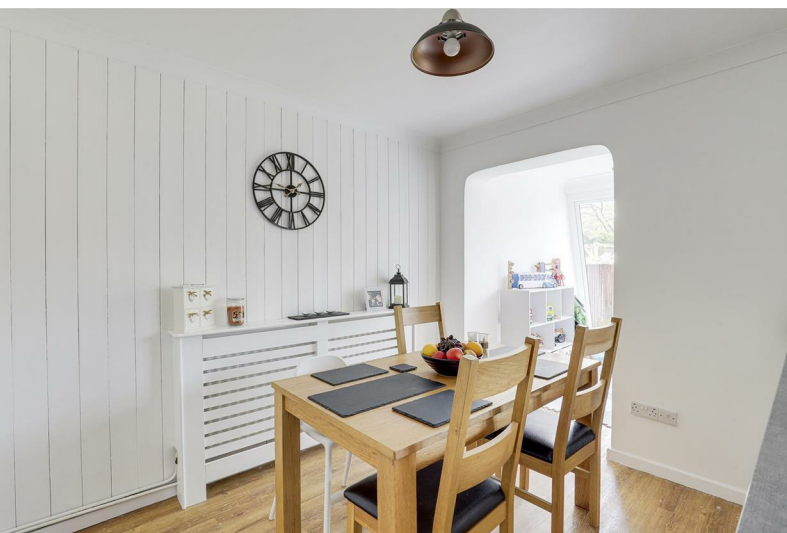


NO CHAIN!

SPACIOUS FAMILY HOME...

This three-bedroom end-terrace home offers generous internal space, modern finishes, and fantastic outdoor areas – ideal for a variety of buyers, including first-time purchasers, families, and professionals. Upon entering, you're welcomed by a bright and spacious entrance hall along with a ground floor W/C for added convenience. To the front, the bow-fronted living room provides a warm and inviting space to relax, featuring neutral decor and plenty of natural light. The heart of the home is the impressive kitchen with ample space for dining. A pantry and open access to a versatile playroom or home office enhance functionality, while the rear porch provides direct access to the garden. Upstairs, the home benefits from bedrooms – including a spacious master and a generous second bedroom – all served by a three-piece bathroom suite. Outside, the property boasts a driveway and garage, along with a well-maintained front lawn. The private rear garden is perfect for families and entertaining, featuring a patio, gravel seating area, lawn, mature shrubs, and a garden shed – all enclosed for privacy. Located in the village of Draycott, this home enjoys excellent access to local shops, schools, countryside walks, and superb transport links to Derby, Nottingham, and beyond – making it a truly convenient and well-connected place to live.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Bow-Fronted Living Room
- Spacious Modern Kitchen
- Versatile Room With Flush Casement Windows
- Three-Piece Bathroom Suite
- Driveway & Garage
- Good-Sized Rear Garden
- Village Location
- NO UPWARD CHAIN





GROUND FLOOR

Entrance Hall

17'7" x 5'10" (5.36m x 1.78m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, and a single composite door providing access into the accommodation.

W/C

5'7" x 2'7" (1.71m x 0.79m)

This space has a low level flush W/C, a vanity storage unit with a wash basin, wood-effect flooring, and a UPVC double-glazed obscure window to the front elevation.

Living Room

13'4" x 11'6" (4.08m x 3.51m)

The living room has wood-effect flooring, coving to the ceiling, a radiator, and a UPVC double-glazed bow window to the front elevation.

Kitchen

17'7" x 9'8" (5.38m x 2.97m)

The kitchen has a range of fitted handleless base units with worktops, a breakfast bar with storage and a worktop, a composite sink with a swan neck mixer tap and drainer, and integrated oven with a gas hob, a splashback and extractor fan, space for a dining table, two radiators, coving to the ceiling, wall panelling, an in-built pantry, wood-effect flooring, a UPVC double-glazed window to the rear elevation, a wooden door leading into the porch, and open access to the play room.

Playroom

6'7" x 6'1" (2.03m x 1.87m)

The playroom has wood-effect flooring, coving to the ceiling, and flush casement windows to the rear elevation.

Back Porch

3'1" x 4'7" (0.94m x 1.40m)

The porch has wood-effect flooring, in-built storage cupboards housing a boiler, space and plumbing for a washing machine, a wood-framed double-glazed window to the side elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

11'3" x 6'11" (3.45m x 2.12m)

The landing has carpeted flooring, access to the loft, three in-built cupboards, and provides access to the first floor accommodation.

Master Bedroom

12'10" x 10'7" (3.92m x 3.23m)

The main bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

13'5" x 11'7" (4.10m x 3.54m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'2" x 6'11" (2.80m x 2.13m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

6'8" x 5'7" (2.05m x 1.71m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a radiator, wood-effect flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, a well-maintained lawn, external lighting, a mixture of hedge and fence panelled boundaries, and access to the garage.

Garage

19'7" x 7'10" (5.97m x 2.40m)

The garage has an up-and-over door, a polycarbonate roof, and a door leading out to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio area, a gravelled seating area, a well-maintained lawn, mature trees, various plants and shrubs, a garden shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Nexfibre
- Broadband Speed - Ultrafast available - 10000 Mbps (download) 10000 Mbps (upload)
- Phone Signal – Some 4G / Some 5G Coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

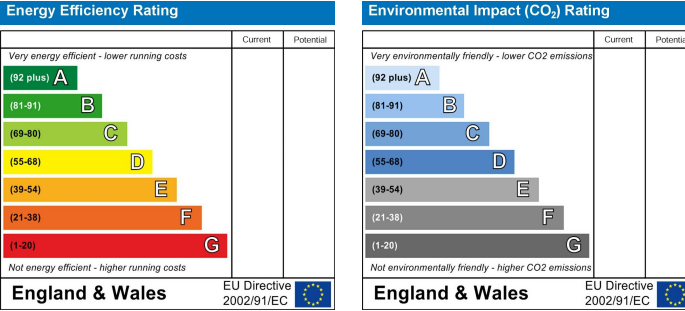
DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
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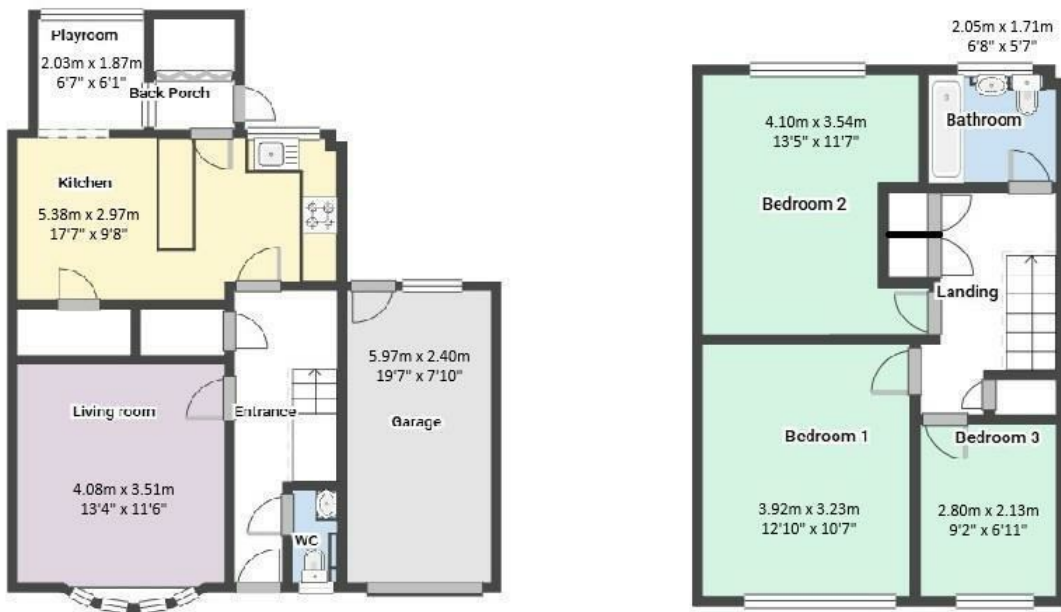
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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