Fletcher & Company

22 Fowler Street, Draycott, Derby, DE72 3QD

Offers Around £190,000

Freehold

- No Upward Chain
- Spacious Semi-Detached Home
- Spacious Through Lounge/Dining Room
- Fitted Kitchen
- Two First Floor Bedrooms
- Good Sized Bathroom
- Enclosed Rear Garden
- On-Road Parking
- Popular Village Location
- Close to Excellent Transport Links

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Summary

This is a particularly spacious, traditional, two bedroom, semi-detached residence occupying a quiet residential street in the heart of Draycott village.

The property is sold with the benefit of no upward chain and features a spacious open plan, through lounge/dining room with feature fireplaces, good sized fitted kitchen, L-shaped passage landing, two bedrooms and a spacious bathroom.

There is an enclosed rear garden with patio and lawn.

The Location

Draycott is a popular village conveniently located between Derby and Nottingham offering easy commute to both centres. Within the village there are a varied range of amenities, pleasant walks and easy access to nearby transport links.

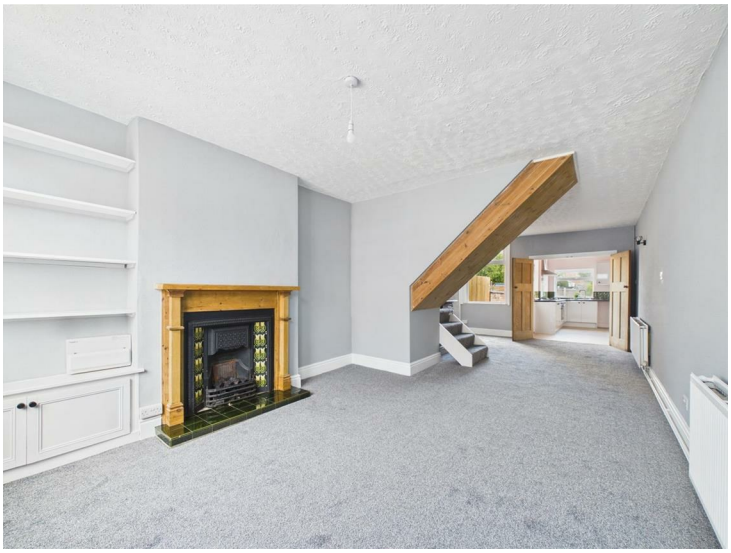
Accommodation

Ground Floor

Lounge/Dining Room

28'7" x 11'11" (8.73 x 3.64)

A panelled entrance door provides access to spacious through lounge/dining room.

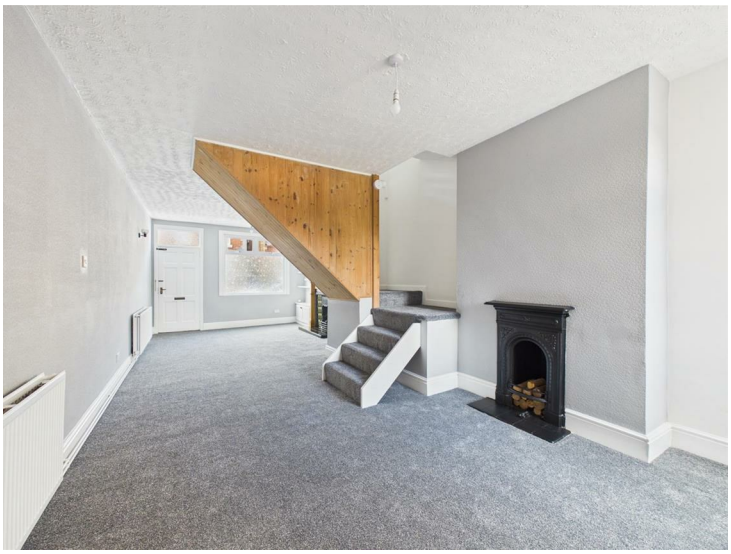


Lounge Area

Featuring a decorative wooden fire surround with raised tile hearth and decorative tile slips, central heating radiator, fitted shelving to chimney breast recess and double glazed window to front.

Dining Area

Featuring a cast iron fire surround, central heating radiator, staircase to first floor and double glazed window rear.



Newly Fitted Kitchen

14'2" x 6'11" (4.33 x 2.11)

Comprising granite effect worktops with tile surround, inset stainless steel sink unit, fitted base cupboards, complementary wall mounted cupboard, inset four plate gas hob with built-in oven beneath and extractor hood over, appliance space suitable for washing machine, double glazed windows to rear and side and panelled and glazed door to garden.

First Floor Landing

17'7" x 2'9" (5.36 x 0.86)

An L-shaped passage landing with featured balustrade, central heating radiator and access to loft space.

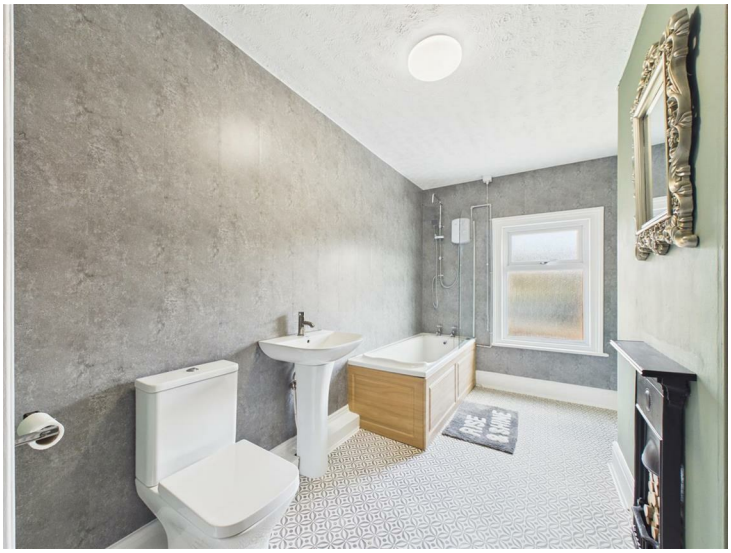
Bedroom One

11'11" x 10'7" (3.65 x 3.23)

Having a central heating radiator and two double glazed windows to front.

Bedroom Two
11'10" x 8'10" (3.62 x 2.71)
With central heating radiator and double glazed window to rear.

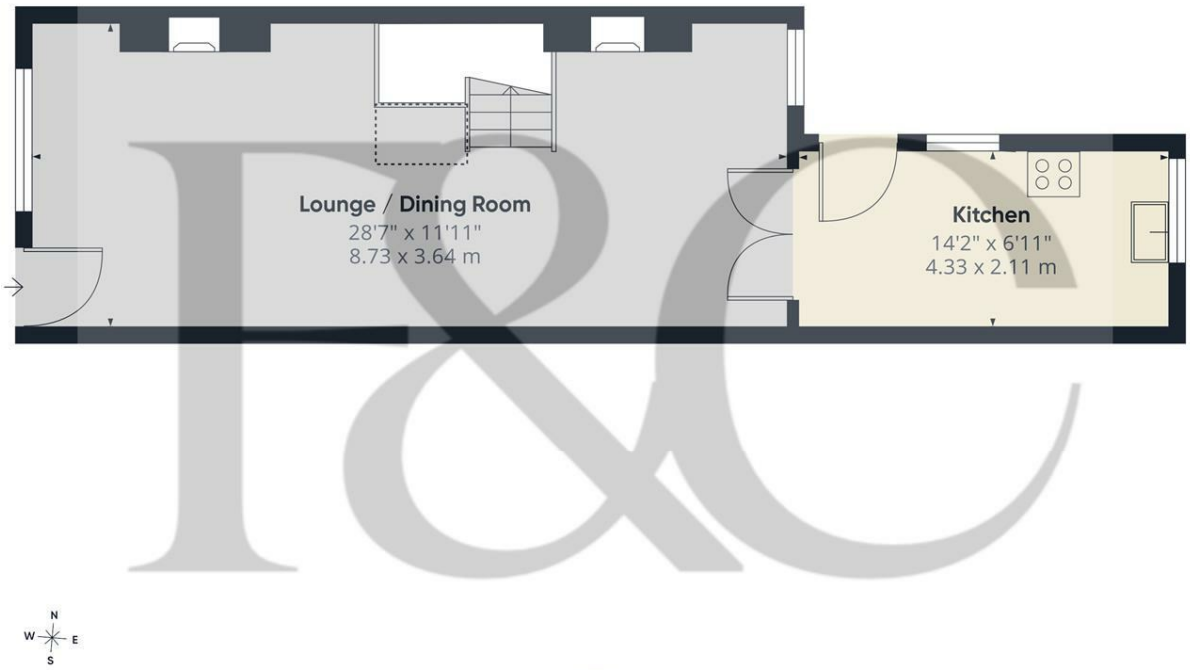
Bathroom
14'4" x 7'0" (4.37 x 2.15)
Appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, cast iron fire surround, central heating radiator, airing cupboard and double glazed window to rear.



Outside

To the rear of the property is a patio area and a pathway running adjacent to a lawn section featuring herbaceous borders and a timber shed.

Council Tax Band A



Floor 0

Approximate total area(1)

433 ft²

40.2 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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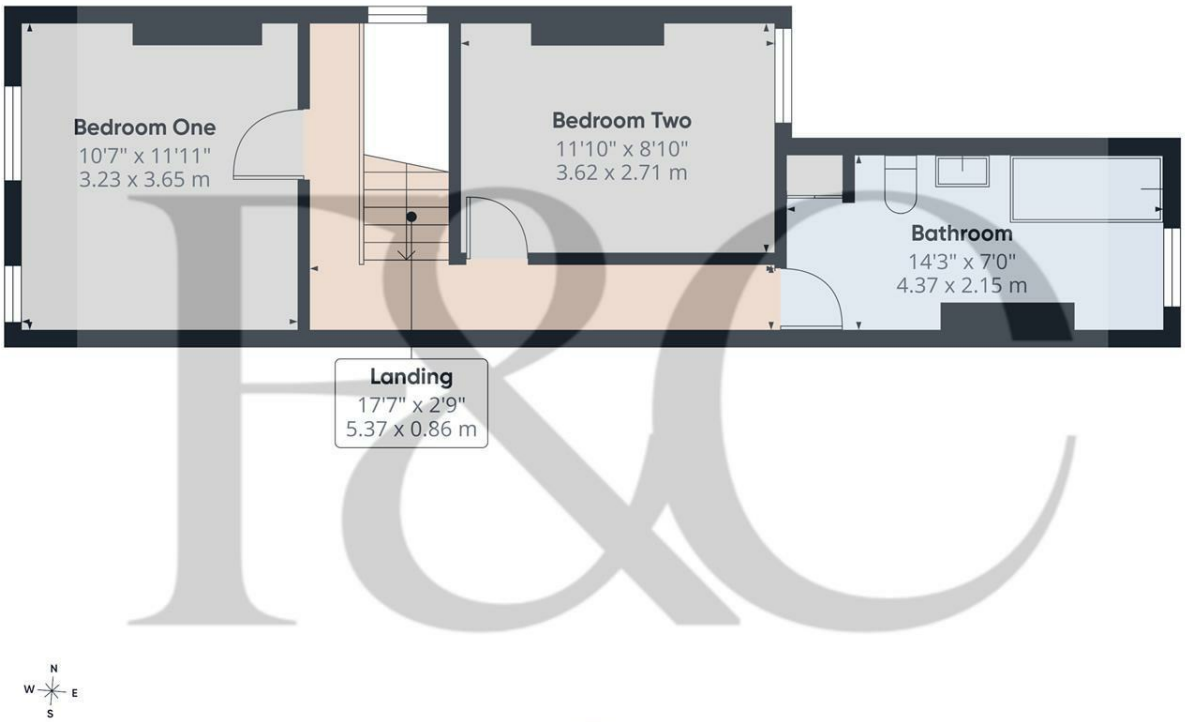

Floor 1

Approximate total area(1)

391 ft²

36.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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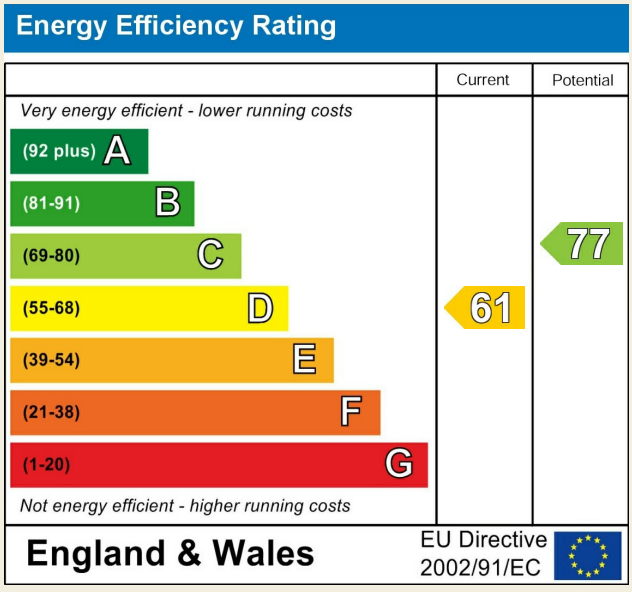

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22 Fowler Street
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Council Tax Band: A
Tenure: Freehold