



**8 Draycott Mill, Market Street**  
Derby

 **HORTONS**



In Excess of **£179,000**



## 8 Draycott Mill

Market Street, Derby

This exquisite 2-bed mid-terraced property in historic Draycott Village, a Grade II listed converted Mill, offers unique charm mixing original features with modern living. Open plan layout, ample natural light, & tranquil locale.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Grade two listed building
- Two large double bedrooms
- A unique home celebrating the original features of the property
- Draycott Village
- Open plan living/kitchen area
- Converted Mill
- Viewings available seven days a week



### Entrance Hall

17' 3" x 5' 6" (5.26m x 1.68m)

Front entrance door, exposed varnished floor boards, radiator, stairs to the first floor and doors to

### Bedroom One

11' 5" x 14' 7" (3.48m x 4.45m)

Window, radiator and door to a large storage under the stairs,

### Bedroom

14' 7" x 8' 2" (4.45m x 2.49m)

Window to the front, radiator, there is also a large alcove useful for additional storage

### Shower Room

6' 3" x 5' 6" (1.91m x 1.68m)

Large walk-in shower cubicle with shower from the mains having a waterfall shower head and a hand held shower head, low flush w.c, sink on a wooden unit with storage, fully tiled walls and splashbacks,

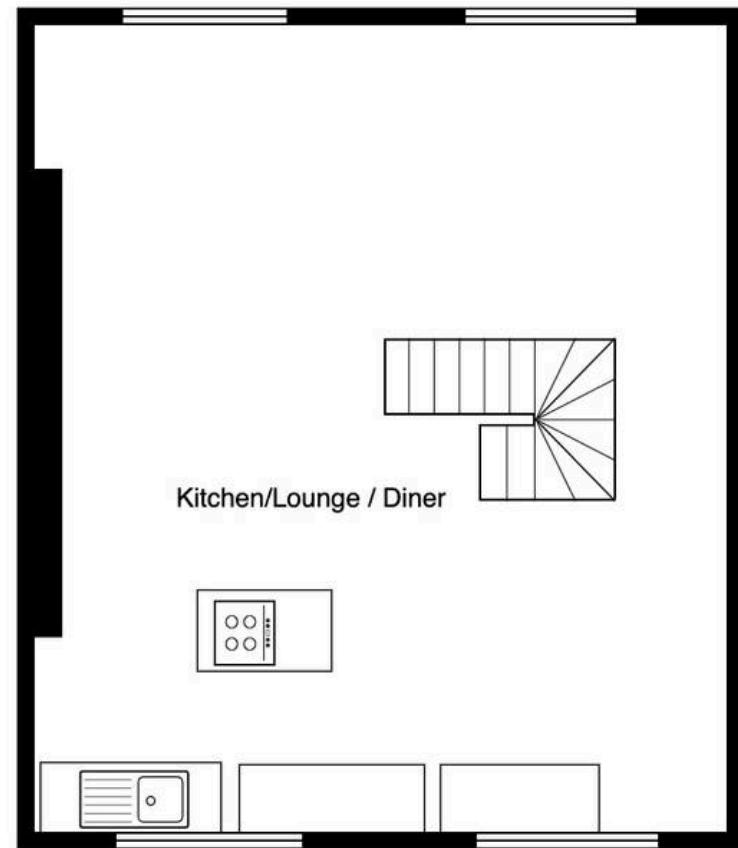
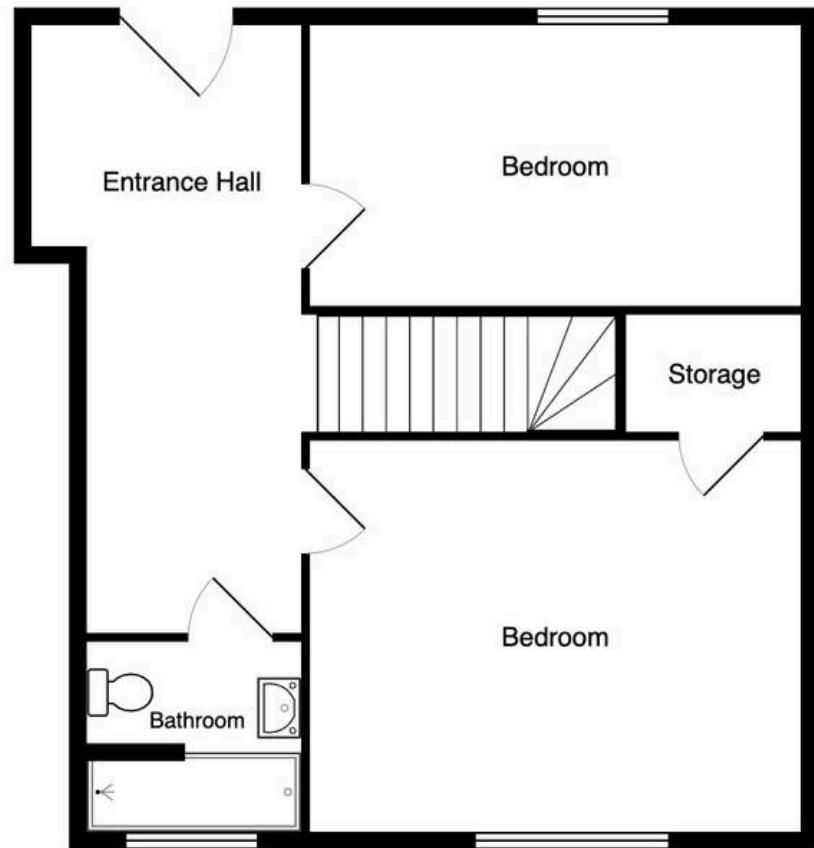
### Kitchen/Living/Dining Room

20' 7" x 23' 4" (6.27m x 7.11m)

This open plan living space has been designed for a perfect setting for cooking and lounging. There are windows either side of the room letting in lots of light, bespoke-wooden kitchen units, sink and drainer with mixer tap over, free standing unit with induction hob and electric oven, three radiators, book shelving, appliance space, exposed varnished floor boards, vaulted ceiling with exposed steel rods, TV point









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