Robert Ellis

look no further...

Cowslip Meadow,
Draycott, Derbyshire
DE72 3XG

£165,000 Freehold

THIS IS A TWO DOUBLE BEDROOM FIRST FLOOR COACH HOUSE FREEHOLD PROPERTY WHICH IS SITUATED WITHIN THE COWSLIP MEADOW DEVELOPMENT IN DRAYCOTT.

Robert Ellis are pleased to be instructed to market this two double bedroom coach house apartment which is being sold with the benefit of NO UPWARD CHAIN. The property is ready for immediate occupation and for people to appreciate the size of the accommodation included, we recommend they take a full inspection so they can see the whole property for themselves. The property is well positioned for easy access to the local amenities provided by Draycott and also those offered by the villages of Breaston and Borrowash, along with Long Eaton which is only a few minutes drive away.

The property is constructed of brick under a pitched tiled roof and the well proportioned accommodation derives the benefits from having an efficient electric heating system and double gazing. Being entered through a stylish composite front door, the accommodation includes a hall with stairs to the first floor which in turn leads to the lounge which could include a dining area and off the lounge there is a well fitted kitchen which has wood grain effect units and integrated cooking appliances. There are the two double bedrooms with the main bedroom having a dressing area where there are high quality built-in wardrobes and the bathroom has a white suite including a mains flow shower over the bath. Outside there is an integral garage with a most useful internal store off and a designated parking area in front of the garage.

Draycott has a number of local shops with more shops being found at Breaston and Borrowash where there are Co-op stores and at Long Eaton where there are Asda, Testo and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities, walks in the surrounding picturesque countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Stylish composite front door with an outside light leading to:

Reception Hall
Stairs with hand rail leading to the first floor and a wall mounted heater .

First Floor Landing
There is a balustrade from the stairs onto the landing, double glazed window with blind to the rear, wall mounted heater, hatch to the loft which provides excellent storage space and the hot water tank enclosed in a built-in airing/storage cupboard.

Lounge/Sitting Room
18'2 x 10'7 approx (5.54m x 3.23m approx)
This large main reception room has two double glazed windows with fitted blinds to the front, wall mounted heater, TV point which connects to a digital aerial and there is also a Freesat cable into this room (the purchaser would need to buy a Freesat box).

Kitchen
9' x 6'6 approx (2.74m x 1.98m approx)
The kitchen is fitted with wood grain effect units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has cupboards, a tray rack, space for an automatic washing machine and drawers below, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, space for an upright fridge freezer and a double glazed window to the rear.

Bedroom 1
10' x 8'6 approx (3.05m x 2.59m approx)
The main bedroom has a double glazed window with fitted blind to the front, wall mounted heater and a TV point is connected to a digital aerial.

There is a dressing area which you walk through when you enter the bedroom and this has high quality fitted wardrobes with sliding doors with the wardrobes providing hanging space and shelving.

Bedroom 2
10' x 8'7 approx (3.05m x 2.62m approx)
Having a double glazed window with blind to the rear and a wall mounted heater.

Bathroom
The bathroom has a white suite including a panelled bath with hand rails and a mains flow shower over with tiling to three walls and a glazed protective screen, low flush w.c. and a pedestal wash hand basin with mixer tap and tiled splashback, opaque double glazed window with fitted blind, wall mounted heater and a mirror fronted cabinet.

Outside
There is a communal garden areas at the front of the property which are maintained by the management company.

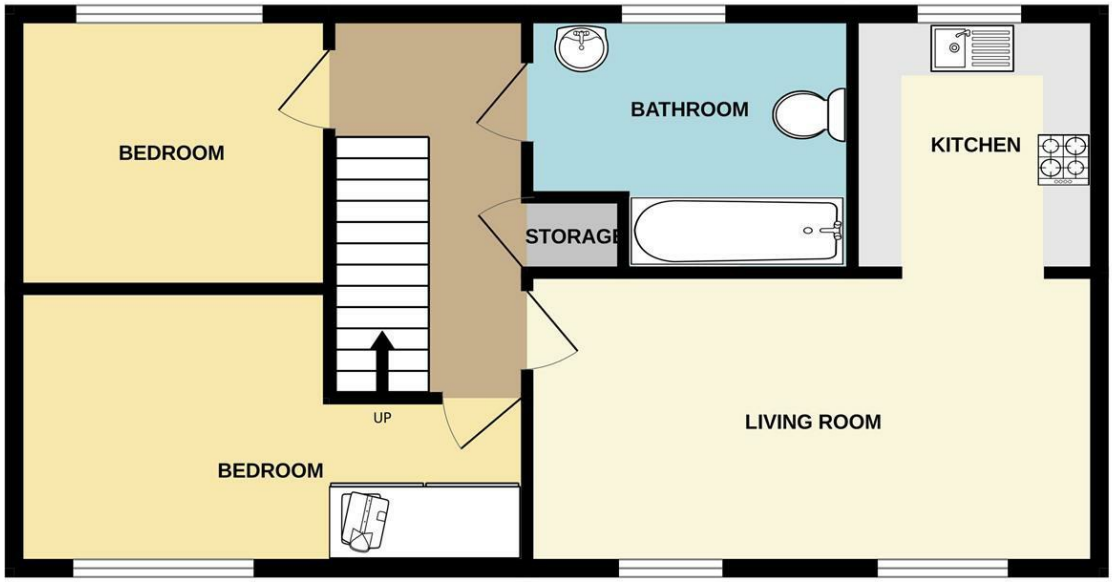
Garage
17'8 x 9'5 approx (5.38m x 2.87m approx)
There is an integral garage which has power and lighting and an up and over door to the front and off the garage there is a built-in store room which is positioned under the stairs that leads to the coach house apartment.

Parking
There is a designated parking space in front of the garage.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston into Draycott. Turn right onto Town End Road and left onto Cowslip Meadow.
7696AMMP

Council Tax
Erewash Borough Council Band B

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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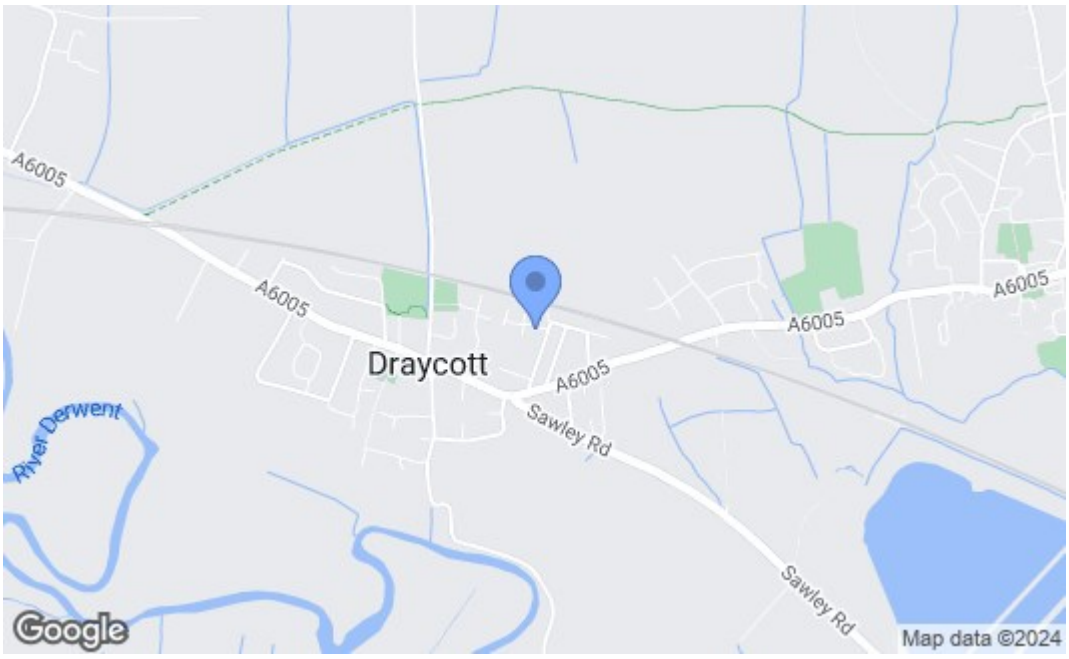

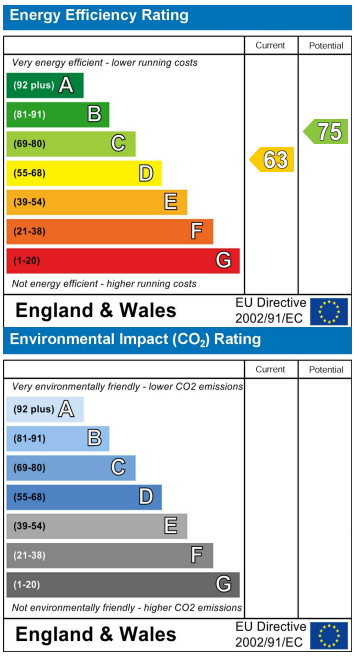

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