



Meadow Close,  
Draycott, Derbyshire  
DE72 3QR

**Price Guide £230-240,000  
Freehold**



A THREE BEDROOM SEMI DETACHED HOME SITUATED IN A QUIET CUL-DE-SAC WITHIN THE HIGHLY REGARDED VILLAGE OF DRAYCOTT.

Robert Ellis are pleased to bring to the market this well-presented semi detached property offering spacious and practical accommodation ideal for families and professionals alike. The home benefits from a generous L-shaped kitchen diner, creating an excellent space for everyday living and entertaining, along with a comfortable lounge and three well-proportioned bedrooms.

Externally, the property enjoys off road parking and a garage, adding further convenience. Positioned within a peaceful cul-de-sac location and close to local amenities, schools and transport links, this property must be viewed to be fully appreciated. Viewing is highly recommended.

Draycott is a very popular village and has a number of local shops and schools for younger children which are a two minute walk from the property with schools for older children being found at both Sandiacre and Long Eaton, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside which includes Church Wilne and the transport links include J25 of the M1, stations at Long Eaton, East Midlands Parkway and Derby, East Midlands Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Entrance Hall

Composite door to the front, laminate flooring, radiator, stairs to the first floor and door to:

## Lounge

11'5 x 16'7 approx (3.48m x 5.05m approx)

Double glazed window to the front, laminate flooring and door to:

## Kitchen Diner

L shaped kitchen with matching wall and base units, roll edged work surfaces over, inset sink and drainer, integrated electric oven, four ring gas hob with extractor over, part tiled walls, plumbing and spaces for a washing machine and dishwasher, cast iron effect radiator and space for a fridge freezer. Two double glazed windows and door to the rear.

## First Floor Landing

Loft access hatch, doors to:

### Bedroom 1

14'7 x 8' approx (4.45m x 2.44m approx)

Double glazed window to the front, radiator.

### Bedroom 2

8'1 x 10'7 approx (2.46m x 3.23m approx)

Double glazed window to the rear, radiator.

### Bedroom 3

9'6 x 6'4 approx (2.90m x 1.93m approx)

Double glazed window to the front, radiator.

## Bathroom

Obscure double glazed window to the rear, panelled bath with mains fed shower over, pedestal wash hand basin, low flush w.c., chrome heated towel rail.

## Outside

To the front of the property there is off road parking leading through double gates to the rear garden and access to the garage, lawned garden with pebbled border and hedging to the side boundary.

To the rear there is a large patio area, small lawned garden and fencing to the boundaries.

## Detached Garage

Up and over door.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the village of Breaston and into Draycott. Proceed through the village of Draycott turning right into Hopwell Road and immediate right into Meadow Close and the property can be found as identified by our for sale board.

9067

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

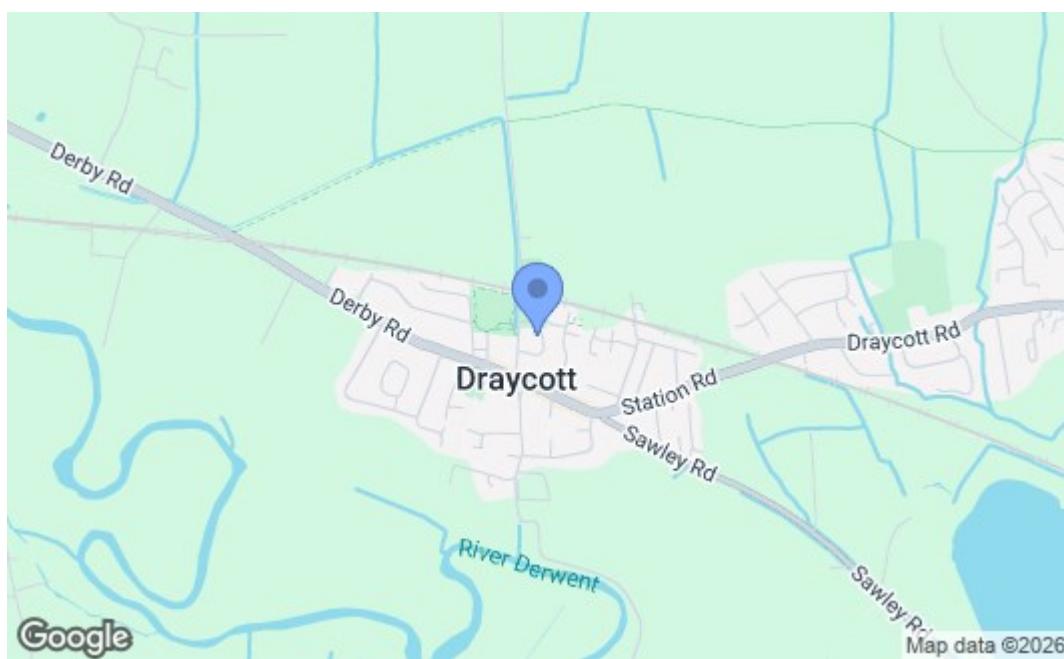
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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.