Robert Ellis

look no further...

Meadow Close,
Draycott, Derbyshire
DE72 3QR

O/I/E £265,000 Freehold

THIS IS A THREE BEDROOM SEMI DETACHED HOME WHICH HAS RECENTLY UNDERGONE A REFURBISHMENT AND UPGRADE PROGRAMME BY THE CURRENT OWNER.

Being situated on Meadow Close, which is a quiet cul-de-sac on the edge of Draycott village, this three bedroom property provides a lovely home which will suit a whole range of buyers, from people looking to buy their first property through to families who are looking for a three bedroom home which has easy access to local schools and other amenities and facilities. For the size and quality of the accommodation included, we recommend that interested parties do take a full inspection so they can see all the accommodation included and the privacy of the recently landscaped garden at the rear for themselves. As people will see when they visit the property, a new boiler has been installed, has had the kitchen and bathroom both replaced, been tastefully re-decorated throughout and has new floor coverings throughout with tiles in the hall, kitchen and bathroom. Draycott is an award winning village which over recent years has become a very popular place to live as it is easily accessible to both Nottingham and Derby along the A52.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing. The house is entered through a stylish composite front door into the entrance hall, from which there is tiled flooring extending into the kitchen and there are stairs to the first floor. The main lounge is positioned at the front of the house and this has a media wall which has a recesses for a 50" TV and a sky box and an electric flame effect fire. The kitchen is positioned to the rear of the house and has been recently re-fitted and has ranges of wall and base units and from the kitchen there are double opening double glazed French doors leading out to the rear garden. The landing leads to the three bedrooms, all of which are a good size and the luxurious bathroom, which again has been recently re-fitted and has a white suite complete with a shower over the bath. Outside there is car standing and a garden at the front with a drive running down the right hand side and the garden at the rear has been landscaped with patio areas, a lawn and quality fencing to the boundaries.

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.

A stylish composite panelled front door with an outside light provides access into:

Reception Hall
Stairs with hand rail leading to the first floor, tiled flooring which extends through into the kitchen and a radiator.

Lounge/Sitting Room
14'8 x 13'3 reducing to 9'3 approx (4.47m x 4.04m reducing to 2.82m approx)
This main reception room has a double glazed bow window to the front, media wall with a recess, power point and aerial for a 50" TV, recess for sky box or similar and there is a fitted electric remotely operated flame effect fire positioned at the bottom of the wall, radiator and cornice to the media wall and ceiling.

Kitchen
The kitchen has recently been re-fitted and includes wood grain effect base units and cream gloss wall units and has a 1½ bowl sink with a mixer tap set in an L shaped work surface with space and plumbing for an automatic washing machine and cupboards below, space for a cooking range with tiled back plate and hood over and shelving to either side., work surface with cupboard beneath and further work surface with six large drawers below, contrasting cream wall units to two walls, recently installed Worcester wall mounted boiler, double glazed double opening French doors leading out to the rear garden and double glazed window with a tiled sill to the rear, tiled flooring, radiator and understairs storage cupboard which has a power point and housing for an upright fridge/freezer.

First Floor Landing
The balustrade continues from the stairs onto the landing, hatch to loft and built-in storage cupboard over the stairs.

Bedroom 1
14'8 x 8'5 approx (4.47m x 2.57m approx)
Double glazed window to the rear, radiator, wood panelling to one wall and cornice to the wall and ceiling.

Bedroom 2
9'10 x 8'6 approx (3.00m x 2.59m approx)
Double glazed window to the front, panelling to one wall, radiator and cornice to the wall and ceiling.

Bedroom 3
10' x 5'10 approx (3.05m x 1.78m approx)
Double glazed window to the front and a radiator.

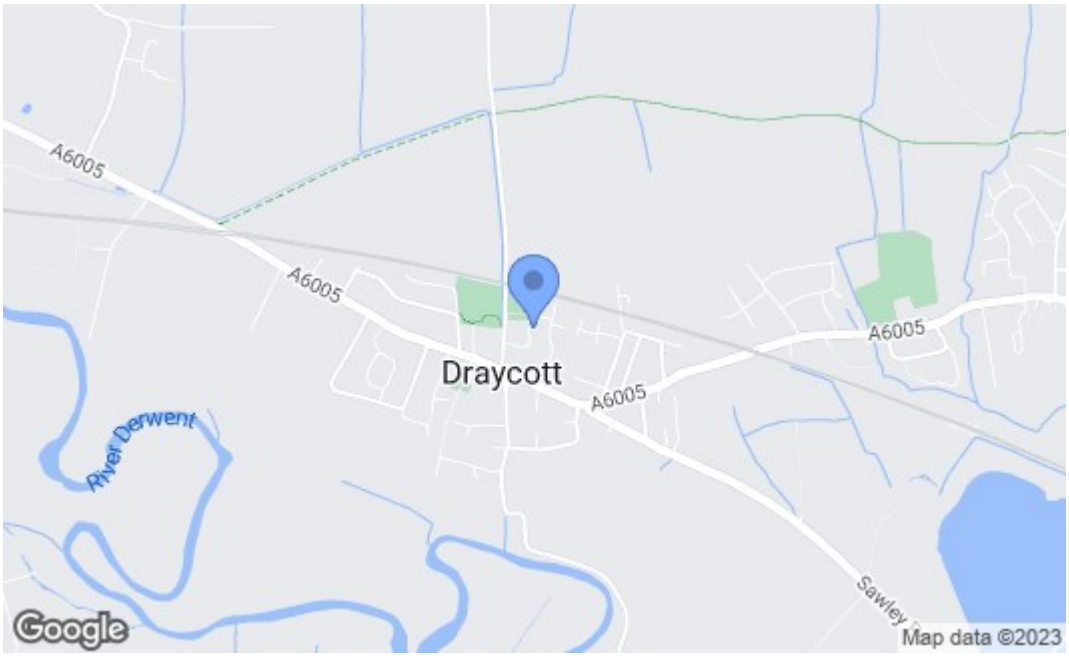
Bathroom
The bathroom has been recently re-fitted and has a white suite including a panelled bath with mixer tap and electric shower over with tiling to three walls and a glazed protective screen, hand basin with a mixer tap and double cupboard under and a low flush w.c., ladder heated towel radiator, opaque double glazed window, tiled flooring and further tiling to the walls.

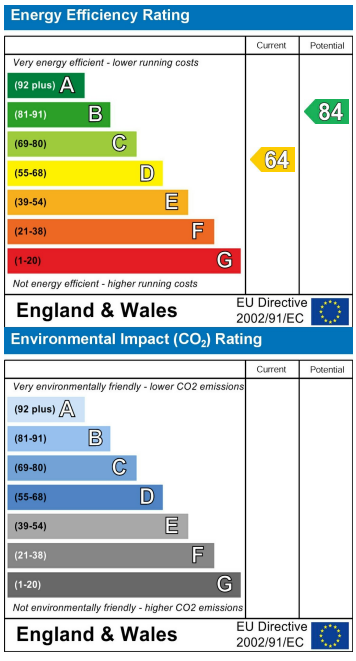
Outside
At the front of the property there is a driveway and a car standing area in front of the house where there is also a lawned garden. At the bottom of the drive there is a recently installed wooden gate and fence which provides access to the rear garden with the rear garden having been landscaped with a slabbed patio running across the rear of the house and a path takes you to the bottom of the garden where there is a further patio/seating area. There is a lawn, established laurel bushes which helps to provide natural screening and the garden has quality fencing to the three boundaries with the fencing to the left and rear having been recently installed by the owner. There is outside lighting and an external water supply provided.

Agents Notes
A new boiler has been installed since the EPC was carried out.

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.
7217AMMP

Council Tax
Erewash Borough Council Band b





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818