



Cowslip Meadow,  
Draycott, Derbyshire  
DE72 3XE

**£225,000 Freehold**



A MODERN THREE BEDROOM END PROPERTY WITH A GARAGE SITUATED IN THE HEART OF DRAYCOTT.

Robert Ellis are delighted to bring to the market a property originally built by Kingsoak Homes and being tucked away at the bottom of the cul-de-sac making this a private location, it is perfect for the first time buyer, growing family or someone looking to downsize. The property offers spacious accommodation throughout having a lovely dining kitchen onto the rear garden and the master bedroom benefits from having an en-suite. An early internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating from a brand new boiler and double glazing and in brief comprises of an entrance hall, ground floor w.c., lounge and dining kitchen. To the first floor there are three good size bedrooms, the master having an en-suite shower room and a family bathroom. Outside there is off the road parking, a detached garage, garden to the front and a privately enclosed rear garden with countryside views.

Draycott village has a number of local shops and other amenities and facilities which include local schools for younger children, there are further shopping facilities found in the nearby villages of Borrowash and Breaston which both have Co-op stores and the supermarkets and retail outlets found in Long Eaton area only a short drive away where there are Asda and Tesco superstores and there is a Sainsbury's at Pride Park which is a short drive down the A52. There are schools for older children at Long Eaton and Sandiacre, 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, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads which provide easy access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Composite front entrance door, radiator and door to:

### Ground Floor w.c.

Low flush w.c., wash hand basin with vanity cupboard, under, UPVC double glazed window to the front and radiator.

### Lounge

17'52 x 14'58 approx (5.18m x 4.27m approx)

Electric fire with Adam style surround, TV and telephone points, stairs to the first floor landing, UPVC double glazed window to the front, radiator and door to:

### Dining Kitchen

14'63 x 9'56 approx (4.27m x 2.74m approx)

Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, appliance space, integrated oven, gas hob and extractor hood over, radiator, newly fitted gas central heating boiler, UPVC double glazed window and patio doors to the rear, door to understairs storage cupboard, tiled walls and splashbacks.

### First Floor Landing

UPVC double glazed window, access to the loft, over the stairs storage cupboard and doors to:

### Bedroom 1

11'97 x 8'56 approx (3.35m x 2.44m approx)

UPVC double glazed window to the front, radiator, TV point, built-in wardrobes and door to:

### En-Suite

Walk-in shower cubicle with shower from the mains, low flush w.c., wash hand basin with vanity cupboard, under, radiator and shaver point.

### Bedroom 2

9'14 x 8'07 plus wardrobes approx (2.74m x 2.62m plus wardrobes approx)

UPVC double glazed window to the rear, radiator and built-in wardrobes.

### Bedroom 3

8'67 x 5'74 approx (2.44m x 1.52m approx)

UPVC double glazed window to the front, radiator.

### Bathroom

A white three piece suite comprising of a panelled bath with shower from the taps, wash hand basin with vanity cupboard, under, tiled walls and splashbacks, radiator, UPVC double glazed window to the side.

### Outside

The property is set back from the road having a path leading to the front door. There is a path to the side where there is a gate leading to the rear garden. There is a patio area to the immediate rear of the property leading onto the lawn, outside tap and the garden is privately enclosed with fenced boundaries.

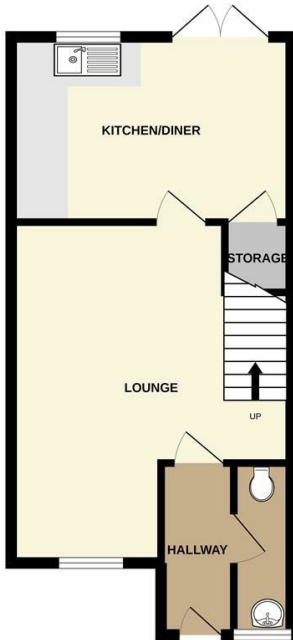
### Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the village of Breaston and into Draycott. Turn right into Town End Road and left onto Cowslip Meadow, follow the road around turning right at the bottom and the property can be found on the right.

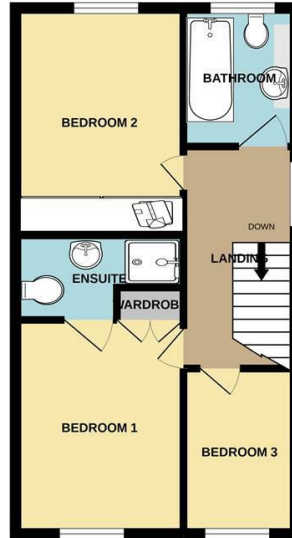
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GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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