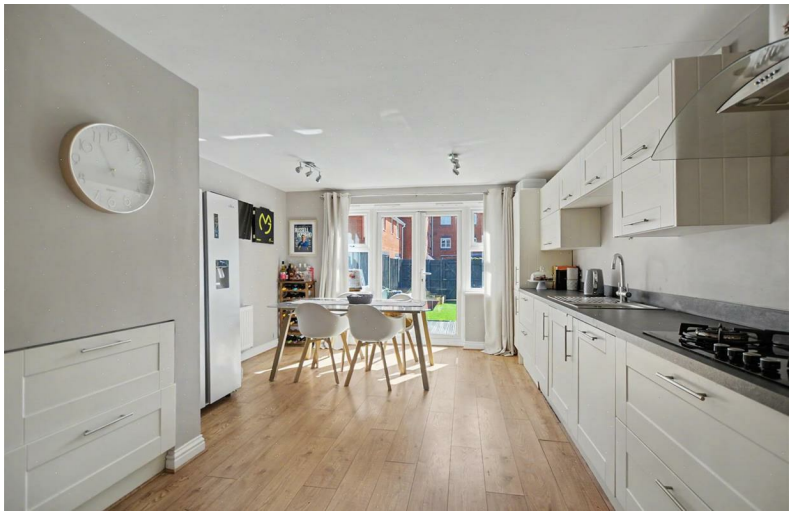
Robert Ellis

look no further...



Cowslip Meadow,
Draycott, Derbyshire
DE72 3XG

O/O £240,000 Freehold

A THREE/FOUR BEDROOM END TOWN HOUSE SITUATED WITHIN A QUIET CUL-DE-SAC IN THE POPULAR VILLAGE OF DRAYCOTT.

Robert Ellis are pleased to bring to the market this well proportioned and versatile end town house, offering flexible accommodation ideal for families or those requiring additional space. The property benefits from off road parking for two vehicles and is positioned within a peaceful cul-de-sac setting.

The accommodation includes a spacious kitchen diner, providing an excellent space for everyday living and entertaining, along with a useful ground floor w.c.. There are three/four bedrooms, with the master bedroom benefitting from an en-suite, and the added convenience of a toilet on each floor. Externally, the property enjoys a low maintenance rear garden, ideal for relaxing or entertaining with minimal upkeep required. Situated within the sought after village of Draycott, the property is conveniently located for local amenities, schools and transport links. An internal viewing is highly recommended to fully appreciate the space, flexibility and location this home has to offer.

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, Tesco, Lidl 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.

Entrance Hall
Composite door to the front, radiator, stairs to the first floor, storage cupboard and doors to:

Cloaks/w.c.
Double glazed window to the front, radiator, low flush w.c., laminate flooring, vanity wash hand basin and part tiled walls.

Office/Bedroom 4
6'2 x 9'2 approx (1.88m x 2.79m approx)
Double glazed window to the front, radiator and panelled walls.

Kitchen
12'10 x 24' max approx (3.91m x 7.32m max approx)
Double glazed patio doors to the rear, two double glazed windows to the rear, laminate flooring, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, corner larder, integrated double oven, integrated microwave, four ring gas burner with extractor over, integrated dishwasher, space for a fridge freezer, integrated washing machine, radiator, built-in storage drawers under the stairs.

First Floor Landing
Stairs leading to the second floor, doors to:

Lounge
13' x 12'11 approx (3.96m x 3.94m approx)
Two double glazed windows to the rear, two radiators and TV point.

Bedroom 1
11'10 x 9'3 approx (3.61m x 2.82m approx)
Double glazed window to the front, radiator.

En-Suite
Single shower cubicle with mains fed shower, vanity wash hand basin, low flush w.c., double glazed window to the side, tiled floor, extractor fan.

Second Floor
With doors to:

Bedroom 2
12'10 x 7'1 approx (3.91m x 2.16m approx)
Two Velux windows to the rear, radiator.

Bedroom 3
12'11 x 11' approx (3.94m x 3.35m approx)
Double glazed window to the front, radiator.

Bathroom
Double glazed window to the side, low flush w,c., panelled bath, vanity wash hand basin.

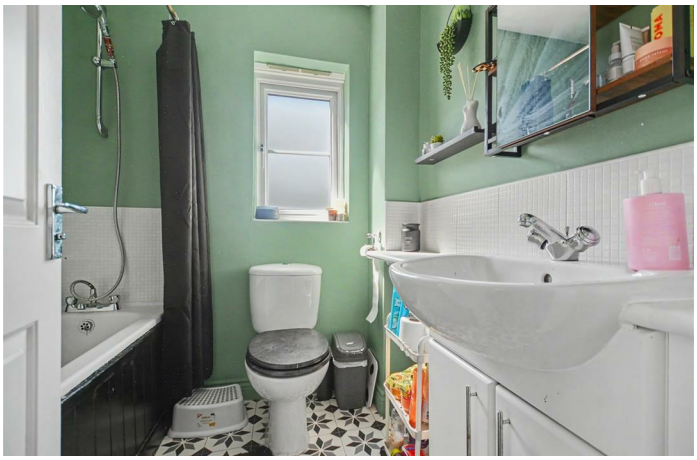
Outside
To the front of the property there is a lawned garden with off road parking for two vehicles.

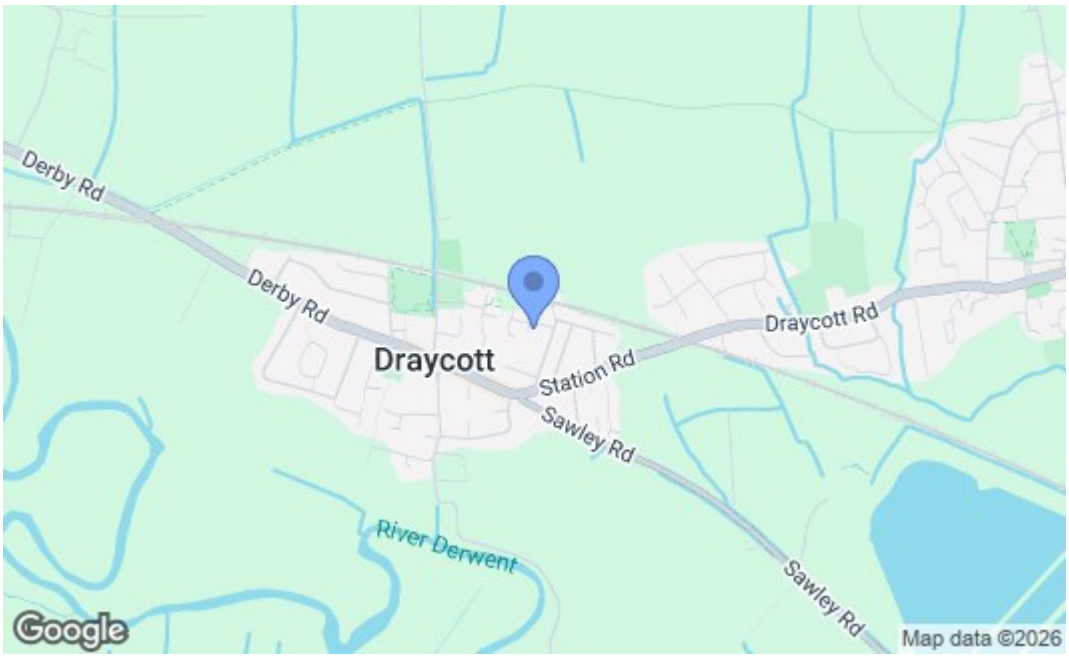
To the rear there is an artificial lawn with decked area, fencing to the boundaries and secure gated access.

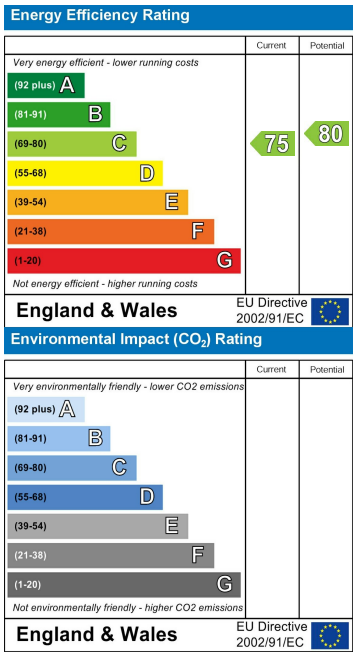
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston into Draycott. Turn right onto Town End Road and left onto Cowslip Meadow.
9257CO

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 20mbps Superfast 80mbps Ultrafast 1mbps
Phone Signal – EE, 02, Vodafone
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







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.

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