Robert Ellis

look no further...







Meadow Close,
Draycott, Derbyshire
DE72 3QR

Price Guide £260-270,000

Freehold



EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE LOCATED ON A QUIET CUL DE SAC IN THE POPULAR VILLAGE OF DRAYCOTT.

The entrance door opens into the hallway with stairs rising to the first floor and door access to the living room and kitchen diner. The living room is a generous size and has a bay window overlooking the front garden. The two storey extension to the rear provides a spacious open plan kitchen, dining and living area suitable for families. The modern fitted kitchen has integral appliances and a useful breakfast bar. The conservatory is accessed from the dining area and overlooks the garden.

The first floor landing provides access to the four bedroom and family bathroom. The rear garden is hard landscaped with a decked and paved patio seating areas. There is a lawned garden to the front with established borders and driveway providing off road parking.

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
Side UPVC panel and double glazed door with an obscure double glazed light panel to the side, radiator, dark wood effect laminate flooring, stairs to the first floor and doors to:

Living Room
14'7" x 13'2" approx (4.46m x 4.02m approx)
UPVC double glazed bay window to the front, coving, wood effect laminate flooring, pebble effect gas fire sat upon a marble hearth and insert with Adam style surround, radiator.

Kitchen Area
14'7" x 8'3" approx (4.47m x 2.54m approx)
UPVC double glazed window to the side, ceiling spotlights, high gloss wall, base an drawer units with laminate work surface over, tiled splashback, inset 1½ bowl stainless steel sink and drainer, five ring gas burner with extractor over, integrated single electric oven, integrated microwave, integrated fridge freezer, plumbing and space for a washing machine, integrated dishwasher, wood laminate flooring, cupboard housing the hot water tank, breakfast bar area and understairs storage cupboard having power and light.

Lounge/Dining Area
13'8" x 8'5" approx (4.18m x 2.59m approx)
Continuation of the wood laminate flooring, ceiling spotlights, UPVC panel and double glazed door to the rear, double glazed sliding patio doors to the conservatory, radiator, media wall.

Conservatory
7'11" x 11'4" approx (2.42m x 3.47m approx)
Brick course with UPVC double glazed windows and French doors to the rear, polycarbonate pitched roof, wood effect laminate flooring, power.

First Floor Landing
Access hatch with pull down ladder to the fully boarded loft space with power and light, radiator, airing/storage cupboard over the stairs and doors to:

Bedroom 1
13'8" x 8'8" approx (4.18m x 2.65m approx)
UPVC double glazed window to the rear, radiator, ceiling spotlights.

Bedroom 2
8'8" x 11'7" approx (2.66m x 3.55m approx)
UPVC double glazed window to the side, radiator, wood effect laminate flooring.

Bedroom 3
9'8" x 8'6" approx (2.97m x 2.61m approx)
UPVC double glazed window to the front, radiator, wood effect laminate flooring.

Bedroom 4
9'9" x 5'11" approx (2.99m x 1.81m approx)
UPVC double glazed window to the front, wood effect laminate flooring.

Bathroom
5'5" x 6'7" approx (1.67m x 2.01m approx)
Obscure UPVC double glazed window to the side, three piece white suite comprising of a shower bath with mains fed shower over and glass shower screen, vanity wash hand basin, low flush w.c., chrome heated towel rail, tiled splashback, laminate flooring.

Outside
To the front of the property there is a block paved driveway, gated access to the car port, shaped lawn and well stocked borders with bushes and shrubs, outside tap.

The rear garden has been landscaped for easy maintenance with a paved patio area, decorative slate chippings, raised bed with decorative chippings, decked area, further patio area, timber storage shed, fencing to the boundaries, external power and light, gated access to the car port.

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.
9280MH

Council Tax
Erewash Borough Council Band

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 17mbps Superfast 80mbps Ultrafast 2000mbps
Phone Signal – EE, 02, Three, 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



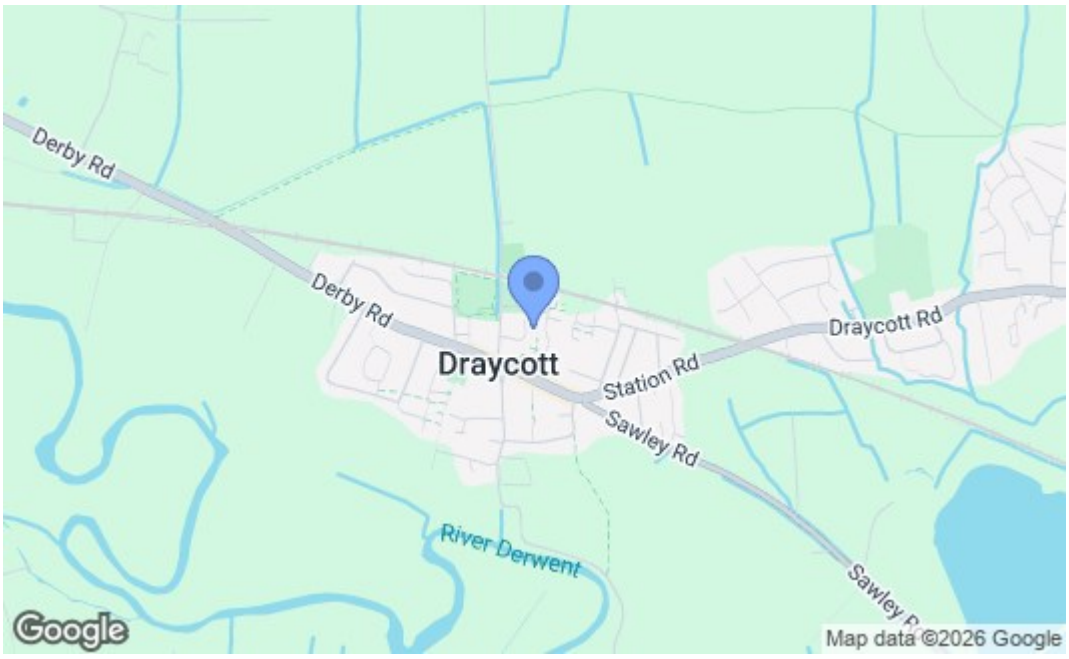


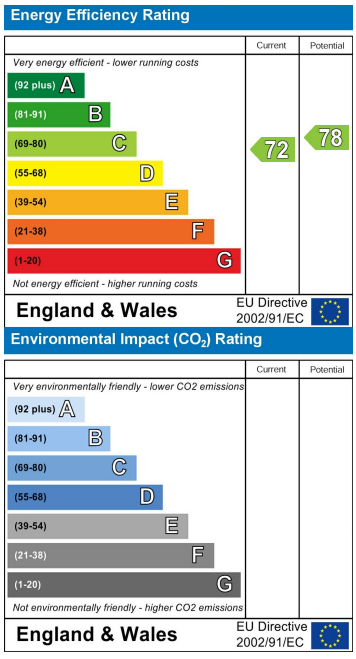












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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