



Cowslip Meadow,  
Draycott, Derbyshire  
DE72 3XG

**£210,000 Freehold**



A THREE BEDROOM MODERN PROPERTY THAT IS CONVENIENTLY LOCATED CLOSE TO AMENITIES AND WILL APPEAL TO A VARIETY OF BUYERS.

Robert Ellis are delighted to market this lovely home that is well presented throughout. There is an enclosed porch with a door leading into the living room which is a good size and has stairs rising to the first floor and door to the kitchen diner.

The first floor landing provides access to the three bedrooms and bathroom having a three piece white suite. The garden to the rear offers low maintenance and is fully enclosed.

Draycott has a number of local shops and schools for younger children with further shopping facilities being found at Breaston and Borrowash where there are Co-op convenience stores, Long Eaton is only a short drive away where there is Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links including J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



### Entrance Hall

Composite entrance door with decorative light panel within opening to:

### Inner Porch

Radiator, wood effect laminate flooring.

### Cloaks/w.c.

5'4" x 2'9" approx (1.64m x 0.85m approx)

Feature obscure double glazed arched window to the front, low flush w.c., pedestal wash hand basin with tiled splashback, radiator, electric consumer unit.

### Living Room

13'6" x 13'10" approx (4.13m x 4.22m approx)

UPVC double glazed window to the front, wood effect laminate flooring, stairs to the first floor, radiator, electric fire, door to:

### Kitchen Diner

13'5" x 8'7" approx (4.09m x 2.62m approx)

Shaker style wall, drawer and base units with laminate work surface over and tiled splashback, stainless steel sink and drainer, integrated single electric oven with stainless steel four ring gas burner and stainless steel extractor over, plumbing and space for a washing machine, plumbing and space for a slim-line dishwasher, space for an American style fridge freezer, wall mounted Potterton boiler, UPVC double glazed window to the front, French doors to the rear, radiator, vinyl flooring and extractor fan.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

8'9" x 13'7" max approx (2.69m x 4.15m max approx)

Two UPVC double glazed windows to the front, radiator, airing/storage cupboard over the stairs housing the hot water cylinder.

### Bedroom 2

6'11" x 5'4" approx (2.13m x 1.63m approx)

UPVC double glazed window to the rear, radiator.

### Bedroom 3

6'6" x 7'9" approx (1.99m x 2.37m approx)

UPVC double glazed window to the rear, radiator.

### Bathroom

6'5" x 5'6" approx (1.98m x 1.69m approx)

Three piece suite comprising of a bath with mains fed shower over and glass folding shower screen, tiled splashback, low flush w.c., vanity wash hand basin with tiled splashback, extractor fan, radiator, vinyl flooring.

### Outside

There is a small garden area to the front of the property.

There is a low maintenance garden with slate chippings, decked seating area, wooden fence to the boundaries, outside tap and there is an allocated parking space.

### 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.

9397MH

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20mbps Superfast 132mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

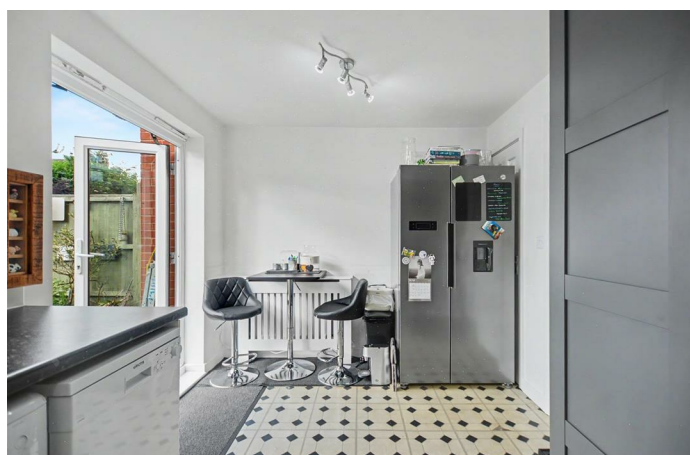
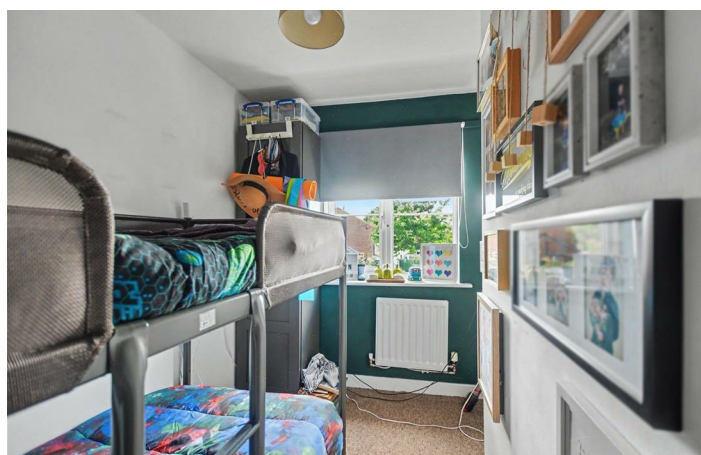
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

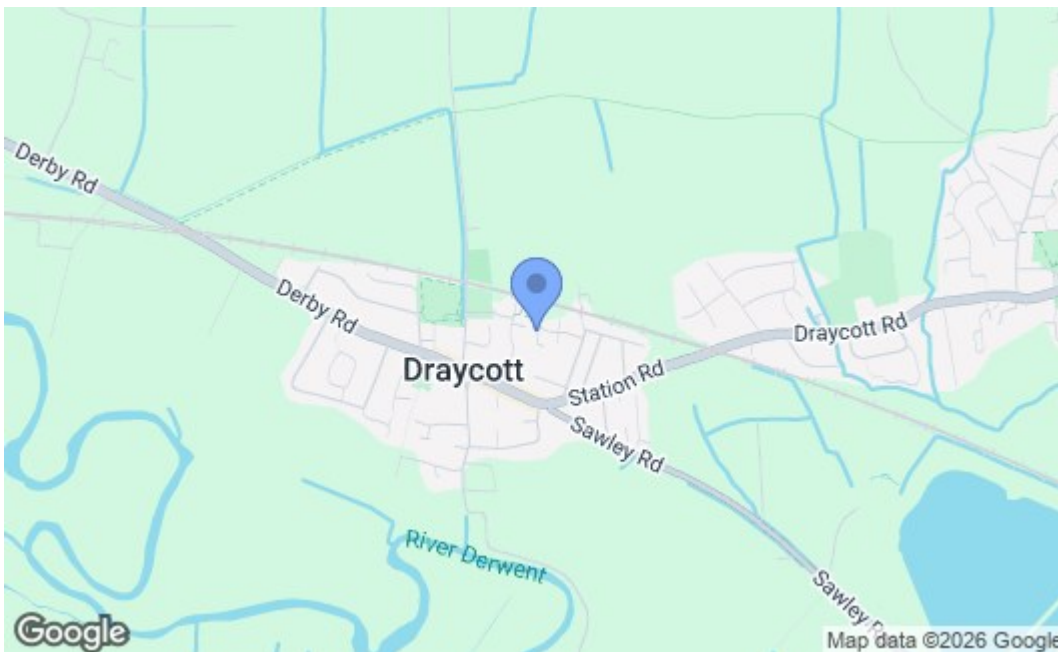
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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.