

Meadow Close,  
Draycott, Derbyshire  
DE72 3QR

**Price Guide £240-250,000**  
**Freehold**





AN IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY PROPERTY FOUND IN THE EVER POPULAR VILLAGE OF DRAYCOTT WITHIN WALKING DISTANCE OF ALL THE LOCAL AMENITIES AND FACILITIES THE VILLAGE HAS TO OFFER. AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED.

Robert Ellis are extremely pleased to bring to the market this well presented and much improved three bedroom semi-detached family home which offers spacious accommodation. The property is well presented throughout and benefits from modern fittings, a recently refitted gas central heating system within the last three years, cavity wall insulation and neutral decor along with a magnificent re-fitted bathroom. This particular home is found within a cul-de-sac set back off the road with off street parking for a number of vehicles and secure gated access to the side. An internal viewing comes highly recommended in order to appreciate all that is on offer.

This modern semi-detached home is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and uPVC double glazing. In brief the well proportioned accommodation comprises entrance hallway with stairs leading to the first floor, bay front living room, spacious dining kitchen to the rear with understairs utility/storage cupboard and to the first floor there are three good size bedrooms and contemporary showeroom. Outside to the rear there is an enclosed landscaped garden with a driveway to the front.

Draycott village does have a number of local shops and schools for younger children, while there are Asda and Tesco superstores and numerous other retail outlets found in nearby Long Eaton, as well as further shopping facilities at Borrowash and Breaston. There are schools for older children at Sandiacre and Long Eaton, healthcare and sports facilities, walks in surrounding picturesque countryside and the excellent transport links include junction 25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby, and there is the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

4'3" x 7'0" approx (1.32m x 2.14m approx)

The entrance hall has a composite front door with inset glass and patterned uPVC window to the side, ceiling light, radiator, laminate flooring

### Lounge

14'7" x 13'3" approx (4.46m x 4.05m approx)

With uPVC bay fronted double glazed window to the front, laminate wooden flooring, radiator, TV point, ceiling light, coving and four double plug sockets

### Kitchen Diner

14'7" x 7'3" approx (4.46m x 2.22m approx)

With uPVC double glazed window to the rear and uPVC double glazed back door with inset patterned glass, tile flooring, two ceiling light, radiator, 6 double plug sockets, under-counter lighting. The kitchen has been rewired, there is a dimmable light above the dining table.

The kitchen consists of wall, drawer and base units to two walls, with laminate rolled edge worktops and splash-back tiles, stainless steel inset sink and drainer with swan neck mixer tap, space for washing machine, space for standing fridge freezer and space for a cooker.

### Utility Storage

4'7" x 3'3" approx (1.4m x 1m approx)

With kitchen wall units and worktops, ceiling light and tiled flooring.

### First Floor:

#### Landing

6'6" x 9'0" (2m x 2.75m)

With ceiling light, carpeted flooring, radiator, over-stairs in-built cupboard housing the Ideal combi boiler, with doors off to the three bedrooms and shower room.

#### Bedroom One

14'9" x 8'8" approx (4.51m x 2.65m approx)

uPVC double glazed window to the rear elevation, carpeted flooring, radiator, ceiling light, coving, two single plug sockets.

#### Bedroom Two

8'6" x 10'0" approx (2.61m x 3.05m approx)

uPVC double glazed window to the front elevation, carpeted flooring, radiator, ceiling light, coving, two single plug sockets.

#### Bedroom Three

6'0" x 10'0" approx (1.85m x 3.05m approx)

uPVC double glazed window to the front elevation, carpeted flooring, radiator, ceiling light, coving, two single plug sockets.

#### Shower Room

6'6" x 5'8" approx (2m x 1.75m approx)

uPVC double glazed window to the side elevation, ceiling light, tile flooring, walk in shower with glass screen, shelf for storage, stainless steel towel radiator, low flush W.C, unit housing in-built sink with stainless steel mixer tap and cupboard below.

#### 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 with established shrubs. At the bottom of the drive there is a metal gate 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. There is a lawn, established shrubs to the border and a tree with quality fencing to the three boundaries. There is outside lighting and an external water supply provided.

#### 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.

#### Council Tax

Erewash Borough Council Band B

#### Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

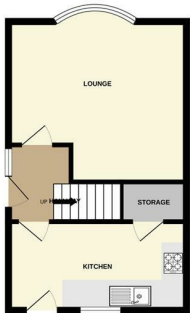
Other Material Issues – No



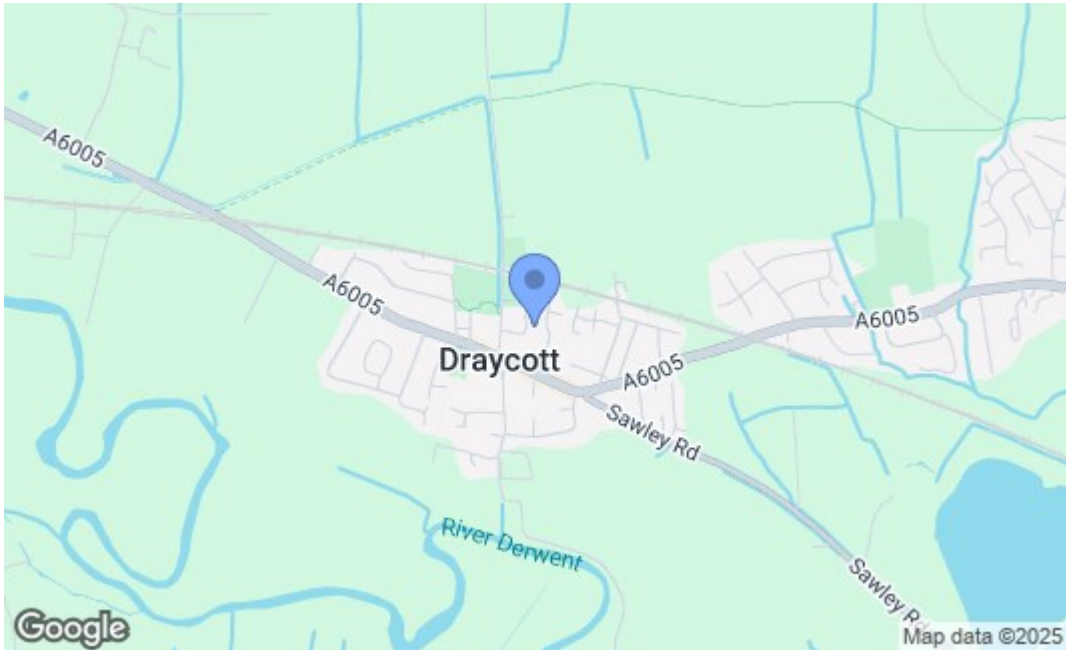


GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. The plan is for guidance only and should not be relied upon for any purpose. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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