



£210,000

Cowslip Meadow, Derby DE72 3XE

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- GUIDE PRICE £210,000 - £220,000
- Three well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Spacious living room with feature fireplace
- Modern kitchen/diner with French doors to the garden
- Downstairs WC and useful under-stairs storage
- Enclosed, low-maintenance rear garden with decking
- Two allocated parking spaces plus visitor parking
- Ideal first-time buy or family home
- Council Tax Band B

Property Description

Situated in the popular village of Draycott, this well-presented home offers spacious and versatile accommodation, ideal for first-time buyers, families or those looking to downsize. Benefitting from off-road parking, an enclosed rear garden and excellent transport links to Derby, Nottingham and the M1, it combines village charm with everyday convenience.

Main Particulars

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The property is entered via a double-glazed uPVC front door into a welcoming entrance hall with a radiator, side-facing window and access to the downstairs WC and living room. The spacious living room enjoys a double-glazed window to the front elevation, a feature fireplace, two radiators and stairs rising to the first floor, with an internal door leading through to the kitchen/diner. Fitted with a range of matching wall and base units with complementary work surfaces, the kitchen/diner features an electric oven, gas hob with extractor hood, space and plumbing for additional appliances, a useful under-stairs storage cupboard, a radiator, a double-glazed rear window and double doors opening onto the garden, creating an ideal space for everyday family living and entertaining.

Upstairs, the property offers well-proportioned bedrooms with double-glazed windows and carpeted flooring, with the principal bedroom benefiting from its own en-suite shower room comprising a shower enclosure, low-level WC and wash hand basin with tiled surrounds. The family bathroom is fitted with a matching three-piece suite, also complemented by tiled surrounds.

Outside, the property benefits from two allocated parking spaces, additional visitor parking and a fully enclosed, low-maintenance rear garden featuring a lawn, decking area, gravel borders, a garden shed and gated side access.

Location

Situated in the sought-after village of Draycott, this property enjoys a convenient location with an excellent range of local amenities, including shops, cafés, pubs, schools and healthcare facilities, all within easy reach. The village offers a strong sense of community while providing excellent transport links to Derby, Nottingham and Long Eaton via the A52, M1 and nearby rail services. Families will appreciate the selection of well-regarded schools in the area, while outdoor enthusiasts can enjoy scenic walks and cycling routes through the surrounding Derbyshire countryside. Draycott combines the charm of village living with the convenience of excellent commuter connections, making it a popular choice for a wide range of buyers.

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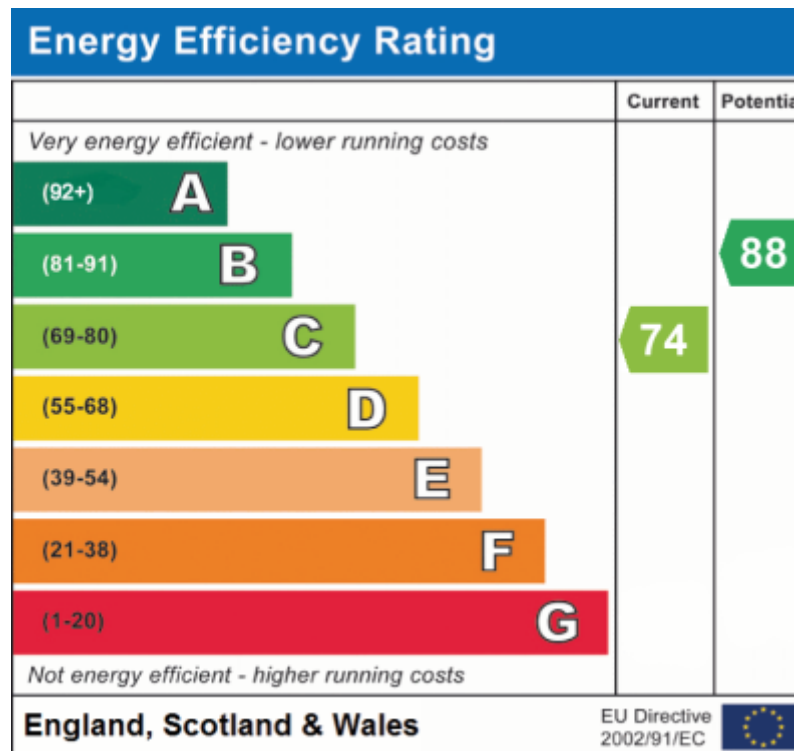
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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