

HoldenCopley

PREPARE TO BE MOVED

Cleveland Avenue, Draycott, Derbyshire DE72 3QX

£190,000

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QUIET RESIDENTIAL LOCATION...

Nestled in a quiet residential area, this mid-terraced three-bedroom home is both well-presented and functional. Upon entering, you are welcomed by a spacious entrance hall that leads into a generously sized living room, complete with a striking feature fireplace ideal for cosy evenings in. The modern fitted kitchen diner provides ample space for family meals and entertaining, seamlessly flowing into a bright and airy conservatory that overlooks the rear garden. Upstairs, the property boasts two well-proportioned double bedrooms and a further single bedroom, along with a Jack and Jill bathroom offering direct access from the master bedroom along with access from the landing for the other two bedrooms. Outside, the front garden is neatly gravelled with a paved walkway, while the rear garden includes a patio area and a lawn ideal for outdoor use and easy maintenance. A detached garage is also included, offering additional storage space or secure parking.

MUST BE VIEWED





- Mid-Terraced House
- Three Good-Sized Bedrooms
- Spacious Living Room With Feature Fireplace
- Modern Fitted Kitchen/Diner
- In-Built Storage Space
- Jack & Jill Bathroom
- Garage
- Ideal For Families
- Residential Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

21'9" max x 6'3" (6.64m max x 1.91m)

The entrance hall has carpeted stairs and flooring, a ceiling arch, UPVC double-glass obscure windows to the front and side elevations, and a UPVC door providing access into the accommodation.

Inner Hall

5'1" x 2'7" (1.57m x 0.79m)

The inner hall has carpeted flooring, a ceiling arch, and recessed spotlights.

Living Room

13'4" x 11'4" (4.08m x 3.47m)

The living room has a feature fireplace with a decorative surround and hearth, carpeted flooring, a radiator, a TV-point, and coving to the ceiling, a UPVC double-glazed bow window to the front elevation.

Kitchen/Diner

17'8" x 9'10" (5.41m x 3.00m)

The kitchen/diner has a range of fitted base and wall units with worktops, a sink and a half with a mixer tap and drainer, an integrated oven and hob with an extractor fan and splashback, an integrated fridge freezer, an integrated dishwasher, an in-built storage cupboard, space for a dining table, wood-effect flooring, a radiator, a UPVC double-glazed internal window, and double French doors leading out to the conservatory.

Conservatory

15'10" x 7'5" (4.85m x 2.27m)

The conservatory has tiled flooring, a worktop, a washing machine, a polycarbonate roof, UPVC double-glazed windows to the rear elevation, and sliding patio doors leading out to the rear garden.

FIRST FLOOR

Landing

11'1" x 6'3" (3.38m x 1.92m)

The landing has carpeted flooring, and access to the loft.

Master Bedroom

13'5" max x 11'0" (4.09m max x 3.36m)

The main bedroom has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation, and access to the Jack and Jill bathroom.

Jack & Jill Bathroom

8'9" x 4'9" (2.69m x 1.47m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner bath with a mixer tap and handheld shower head and a wall-mounted shower fixture, a wall-mounted electric shaving point, tiled flooring and walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

13'0" x 10'6" (3.98m x 3.22m)

The second bedroom has carpeted flooring, and a UPVC double-glazed window to the front elevation.

Bedroom Three

9'1" x 6'11" (2.77m x 2.11m)

The third bedroom has wood-effect flooring, an in-built storage cupboard, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a paved walkway, a gravelled garden, and a variety of hedges.

Rear

To the rear of the property is an enclosed private garden with a patio area, a lawn, a variety of plants and shrubs, a shed, and fence panelled boundaries.

Garage

19'0" approx x 9'5" (5.80m approx x 2.88m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 80 Mbps (Highest available download speed)

20 Mbps (Highest available upload speed)

Phone Signal – Some 5G and most 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

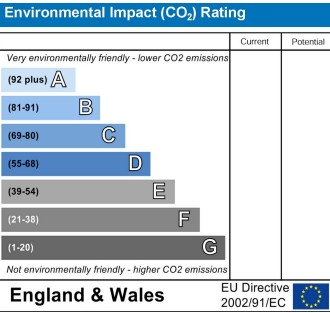
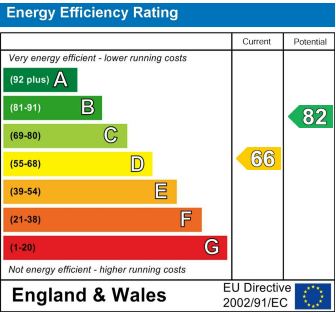
The vendor has advised the following:

Property Tenure is Freehold

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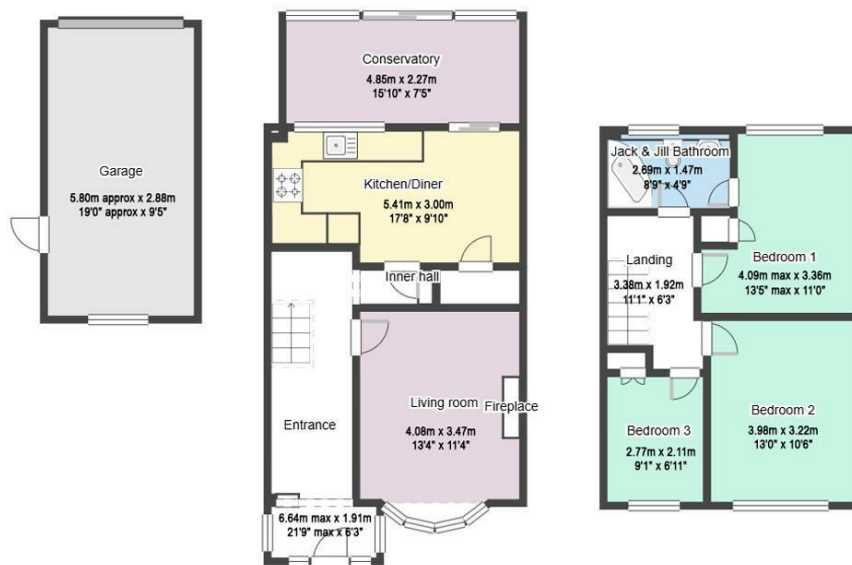
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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