



Cleveland Avenue,
Draycott, Derbyshire
DE72 3QX

£190,000 Freehold



A VERSATILE AND SPACIOUS THREE BEDROOM MID PROPERTY OFFERING LIVING ACCOMMODATION OVER TWO FLOORS, IN SOUGH AFTER DRAYCOTT WITH OPEN PLAN KITCHEN DINER!

Robert Ellis are extremely pleased to bring to the market this versatile three bedroom mid terraced property with picturesque views over the neighbouring countryside. Offering versatile living accommodation, set within the sought after village of Draycott, the property is well placed for easy access to the local amenities and the facilities provided by the village, along with excellent transport links, all of which have helped to make this an extremely popular and convenient place for people to live. The property stands well back on Cleveland Avenue and is set within the head of the cul de sac. With garage to the rear with two parking spaces and ground floor extension creates an additional fourth bedroom together with shower room. The property comes to the market with the benefit of no upward chain.

The property is constructed of brick to the external elevations, all under a tiled roof, with gardens to front and rear. In brief, the accommodation comprises of open porch, entrance hallway, ground , living room, open plan dining kitchen and conservatory. To the first floor there are three bedrooms along with large family bathroom. Outside to the front there is a easy maintenance pebbled garden and to the rear there is a patio directly outside the conservatory with lawn and leads to the garage. At the back of the garage is a parking area.

Draycott Village provides a number of local shops and schools for younger children, whilst further shopping facilities are found within the nearby town of Long Eaton which offers the benefit of ASDA and Tesco superstores and numerous other retail outlets found on the high street. There are health care and sports facilities, walks in the surrounding picturesque countryside and excellent transport links including Junction 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway railway stations and the A52 providing direct access to Nottingham and Derby alike.



Porch

9'3" x 3'2" approx (2.82m x 0.98m approx)

UPVC double glazed front door with inset obscure panel, bay windows to either side, carpeted flooring, double radiator, wall light and open to:

Entrance Hall

6'0" x 17'7" approx (1.83m x 5.36m approx)

Carpeted flooring, ceiling light, radiator, large built-in understairs storage cupboard, door to the lounge and kitchen diner.

Lounge

11'3" x 13'4" approx (3.45m x 4.08m approx)

UPVC double glazed bay window to the front, carpeted flooring, radiator, TV point, ceiling light, coving and feature fireplace.

Lobby

5'2" x 2'7" approx (1.58m x 0.79m approx)

Carpeted flooring, built-in shelving, ceiling light and access to:

Kitchen Diner

17'8" x 9'9" approx (5.4m x 2.98m approx)

UPVC double glazed French doors into the conservatory, UPVC double glazed picture window looking into the conservatory, wood effect flooring, two ceiling lights, large radiator, large walk-in storage cupboard, white gloss wall, drawer and base units with black work surfaces over, splashbacks, composite black 1½ bowl sink and drainer with swan neck mixer tap, integrated fridge freezer, dishwasher, oven, four ring hob and extractor.

Conservatory

15'10" x 8'11" approx (4.84m x 2.72m approx)

UPVC sliding doors to the rear, tiled floor, extractor fan, space for a washing machine, tumble dryer and fridge freezer.

First Floor Landing

6'2" x 11'1" approx (1.89m x 3.39m approx)

Carpeted flooring, two wall lights and loft access hatch.

Bedroom 1

10'11" x 19'9" approx (3.34m x 6.03m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, TV point, built-in cupboards and a ceiling light.

Bedroom 2

10'5" x 13'1" approx (3.2m x 3.99m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and door to the bathroom.

Bedroom 3

6'10" x 9'0" approx (2.1m x 2.76m approx)

UPVC double glazed window to the rear, ceiling fan light, radiator and a built-in cupboard housing the boiler.

Bathroom

8'10" x 5'5" approx (2.7m x 1.67m approx)

Obscure UPVC double glazed window to the rear, ceiling light, ceiling spotlights, vinyl flooring, corner bath, low flush w.c. and pedestal wash hand basin, radiator.

Outside

There is a pebbled garden to the front with a block paved pathway to the entrance door, fencing and trees to the boundary.

Overlooking fields at the rear, there is a patio area directly from the conservatory, stepping stones through the lawn to the garage, fully enclosed with fencing and there are some established shrubs and rose bushes.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue through Breaston and into Draycott passing over the bridge into Station Road and through past the centre of the village and the Market Square. Cleveland Avenue can be found as the second turning on the left hand side.

8706AMJG

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 71mbps

Phone Signal – 02, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

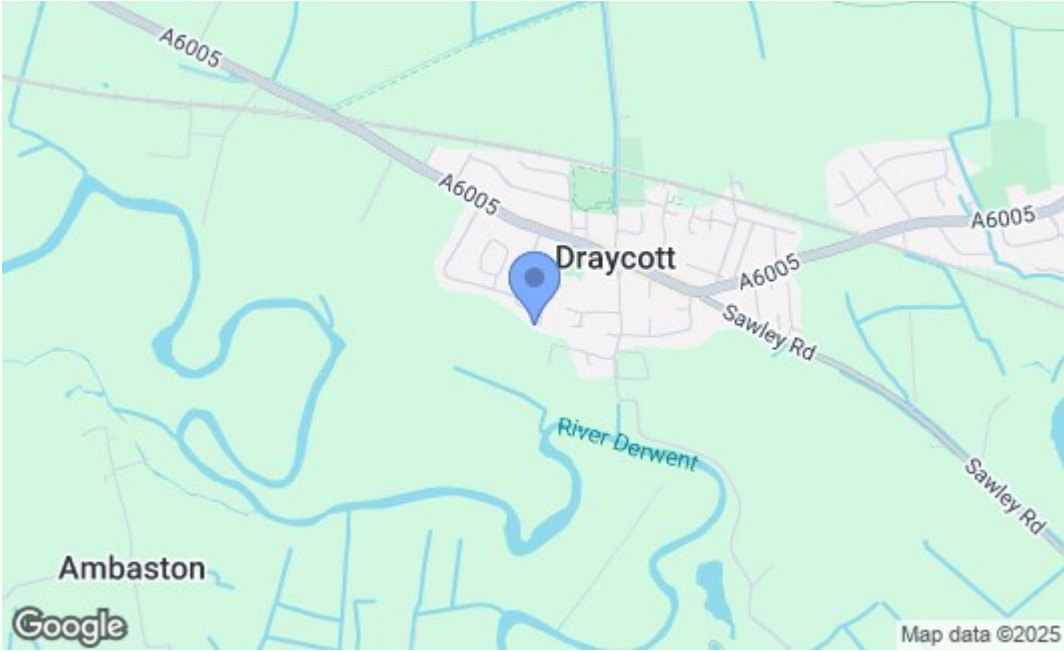
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.