Robert Ellis

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Cleveland Avenue,
Draycott, Derbyshire
DE72 3NR

£395,000 Freehold

BEING SITUATED TOWARDS THE END OF CLEVELAND AVENUE IN THIS MOST SOUGHT AFTER VILLAGE, THIS 1920'S BUILT DETACHED PROPERTY OFFERS A BEAUTIFUL HOME WITH LARGE GARDENS TO THE FRONT, SIDE AND REAR.

Being positioned on Cleveland Avenue which is close to the heart of this most sought after village, this 1920's arts and craft style property offers a lovely home which will suit families who are looking to live in this most sought after award winning village positioned between Derby and Nottingham. The property has been tastefully finished and updated throughout by the current owners and as people will see when they view the house it has had the kitchen extended from the side to the rear which provides a living/dining kitchen area and the bathroom has also been re-fitted and this has a separate shower as well as a bath. A further feature of the property is the size of the gardens to the side and rear and to the bottom left hand corner there is a brick built studio which provides an excellent home working facility and there are also two large wooden storage sheds to the bottom right hand corner which will remain at the property when it is sold. Draycott village has won several awards over recent years which has helped to create a lovely environment in which to live with there being a number of local shops, schools for younger children with other facilities being found in the adjacent villages of Breaston and Borrowash as well as Long Eaton which is just 3 miles away.

The property is constructed of brick to the external elevations with a gable frontage and pitched tiled roof to the main property and the accommodation derives all the benefits of gas central heating and double glazing with there being a log burning stove in the main lounge/living room. The accommodation is entered through the original wood panelled front door to the reception hall with a ground floor w.c. off and to the left of the hall there is the dining/sitting room which has a double glazed bay window to the front and to the rear the lounge/living room which has a wood burning stove and double opening doors with inset glazed panels leading through to the living/dining kitchen. The kitchen has been completely re-fitted over the past few years and has grey and white gloss units and integrated appliances and this extends from the side to the rear where it opens to a living/dining area which has glazed panels to the sloping roof and double opening French doors leading out to a covered area at the rear of the house. To the first floor the landing leads to the three good size bedrooms and luxurious bathroom which includes a separate shower as well as a bath. Outside there is a walled garden area at the front of the house and a path leading down the right hand side to the rear and to the left there is off the road car standing for two vehicles and from the drive there is a wooden gate leading to the garden at the rear. There is a covered area to the immediate rear of the house from which there are steps leading down to a lawned garden which has established and mature beds to the sides. There is a studio building positioned to the bottom left hand corner of the garden which provides an excellent home working facility or could be a gym, garden room or used for storage and there are two further wooden buildings to the bottom right hand corner which provide a further storage facility. The gardens are an important feature of this lovely home and are kept private by having walls and fencing to the boundaries and being South facing provide several areas for people to sit and enjoy outside living.

Draycott has its local shops and schools for younger children with schools for older children being found in Sandiacre where there is the Friesland School and Long Eaton where there are Wilsthorpe Academy as well as Trent College and The Elms schools, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding countryside along the recently excavated Derby canal with further walks being found at St Chad's a pretty area on the outskirts of the village, there are also excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with outside light leading through the original wood panelled front door with inset leaded glazed panels and matching side panels to:

Reception Hall
Stairs with balustrade and cupboard under leading to the first floor, picture rail to the walls, feature cast iron radiator and cloaks hanging.

Ground Floor w.c.
Having a low flush w.c., a corner wall mounted hand basin, radiator and a double glazed window to the side.

Dining/Sitting Room
12'2 plus bay x 11'9 approx (3.71m plus bay x 3.58m approx)
Double glazed leaded bay window to the front with a further double glazed leaded window to the side, feature cast iron radiator, open fire with a tiled surround and hearth and an Adam style surround, picture rail to the walls, wall lights to either side of the chimney breast and pine flooring.

Lounge/Sitting Room
13'5 x 11'9 approx (4.09m x 3.58m approx)
Log burning stove set in a chimney breast with a granite tiled hearth, feature cast iron radiator, double glazed leaded window to the side, picture rail to the walls, double opening doors with inset glazed panels leading to the L shaped dining/living kitchen.

Dining Kitchen
18' reducing to 8'6 x 18'7 reducing to 7'5 approx (5.49m reducing to 2.59m x 5.66m reducing to 2.26m)
The large living/dining kitchen is fitted with grey and white gloss units with stainless steel fittings and quartz work surfaces and has a 1½ bowl sink with a mixer tap and a four ring induction hob set in a quartz work surface which extends to two walls and has two ovens, drawers, cupboard with the corner cupboard having a carousel, pull out racked cupboard, integrated dishwasher, space for an automatic washing machine below, integrated upright fridge/freezer, quartz work surface with space below for bin storage, eye level storage cupboards, upright original double cupboard with drawers, hood with glazed back plate to the cooking area, gas boiler housed in a wall mounted cupboard, double glazed double opening French style doors leading out to the covered area at the rear of the house, double glazed window with quartz sills to either side of the French doors looking out over the rear garden, two radiators, Karndean style flooring, sloping ceiling to the living/dining area with glazed panels inset, recessed lighting and downlighting, double glazed leaded window to the side and two wall lights by the double opening doors with inset glazed panels which lead into the lounge/sitting room.

First Floor Landing
The balustrade continues from the stairs onto the landing, opaque double glazed leaded window to the side and original panelled doors leading to the rooms off the landing.

Bedroom 1
12'8 x 11'9 approx (3.86m x 3.58m approx)
Double glazed leaded window to the rear, feature cast iron radiator and original open tiled fire surround.

Bedroom 2
12'2 x 11'9 approx (3.71m x 3.58m approx)
Double glazed leaded window to the front, feature cast iron radiator and original tiled fire surround.

Bedroom 3
7'9 x 7'5 approx (2.36m x 2.26m approx)
Double glazed leaded window to the front, radiator and hatch to loft.

Bathroom
The bathroom has been re-fitted over recent years and has a white suite including a bath with wall fitted mixer tap system and a hand held retractable shower, large walk-in shower with a mains flow shower system which has a rainwater shower head and hand held shower, tiling to two walls and a protective door and screen, pedestal wash hand basin with mixer tap, low flush w.c., tiling to the walls by the bath, sink and w.c. areas, opaque double glazed leaded window, chrome heated ladder towel radiator, tiled flooring with under floor heating and double wall mounted cabinet with mirror fronted doors.

Outside
To the front of the property there is a lawned garden with a gate and block paved path to the right hand side of the house which provides access to the rear garden. There is a block paved driveway with a further wooden gate leading to a block paved path that runs across the front of the house to the front door, there is a wall to the front boundary with a further boundary wall to the right hand side.

At the rear of the property there is a covered area with a pitched tiled roof, wooden flooring and a raised brick bed which extends across to the side and there are steps leading down to the main lawned garden which has beds to the sides, a stoned area and to the right hand side there is a slate chipped pathway which leads towards the bottom of the garden where there are two large wooden storage buildings and a pathway that leads to the studio at the bottom of the garden. The lawned garden extends to the side of the house where there is a raised bed and fencing to the boundary and there is a gate and fence to the front with an adjacent bin storage area that provides access through to the front of the house. There is an outside water supply and light provided.

Studio
18'9 x 12'8 approx (5.72m x 3.86m approx)
The brick built studio has double glazed double opening French style doors to the side, two double glazed windows to the front, power points and lighting and two wall mounted heaters.

Wooden Storage Shed 1
11'6 x 8' approx (3.51m x 2.44m approx)
An excellent storage facility currently housing the tumble dryer and additional fridge/freezer, power and lighting.

Wooden Storage Shed 2
11'8 x 11'6 approx (3.56m x 3.51m approx)
Having power and lighting.

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 with the property identified by our for sale board.
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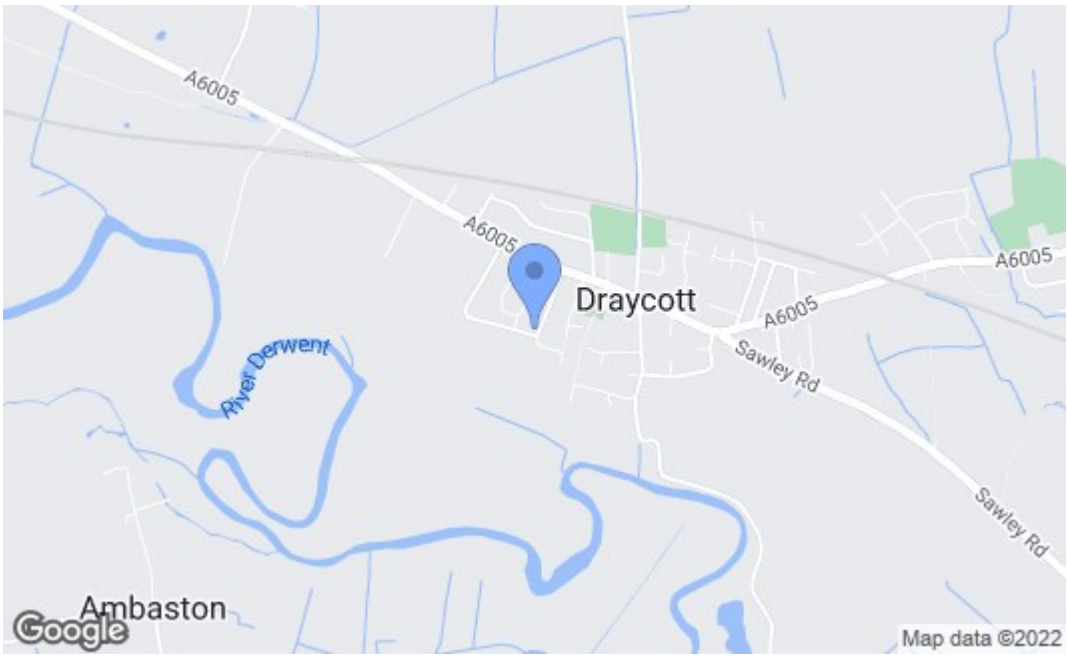

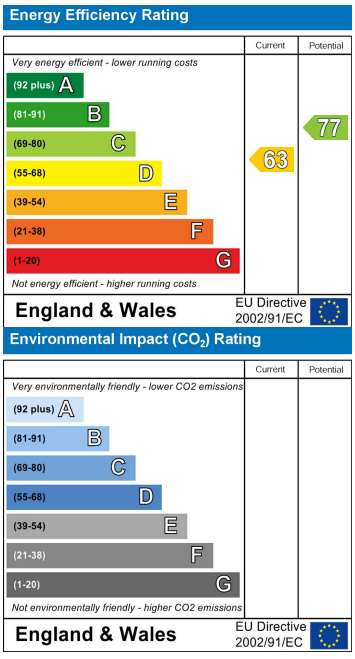

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk

0115 946 1818