Robert Ellis

look no further...

Cleveland Avenue,
Draycott, Derbyshire
DE72 3NR

£325,000 Freehold

A THREE/FOUR DOUBLE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WIT THE BENEFIT OF NO UPWARD CHAIN.

This property must be viewed to fully appreciate all that is on offer, having been extended over the years and has no compromises at all. The property is offered for sale in a great condition and is ready to move straight in. The spacious accommodation has two/three reception rooms, the third could be used as a play room, study or bedroom. There is a separate utility and ground floor w.c. from the kitchen and the master bedroom has two walk-in wardrobes and an en-suite shower room. Another particular feature of the property is that it offers storage throughout the house and there is also an integral garage and two large brick stores in the rear garden that have a variety of uses. To fully appreciate everything this property has to offer, an internal viewing is a must.

The property benefits from modern conveniences such as gas central heating, with the boiler having replaced a few years ago, and double glazing and in brief comprises of a spacious entrance hall with three large cloaks cupboards, lounge with a bay window to the front, separate dining room, third reception/bedroom 4, breakfast kitchen, utility room and ground floor w.c. To the first floor there are three double bedrooms, the master having a dual aspect and an en-suite shower room off and a large separate family bathroom. Outside to the front there is parking for at lease 2/3 cars and side access leads to the privately enclosed, good size garden where there are two brick stores with power and light. There is an integral garage with up and over door to the front and a door to the rear.

Draycott is an award winning village which over recent years has become a very popular place to live with there being a number of local shops, schools for younger children, healthcare and sports facilities which include several local golf courses, walks in the picturesque countryside which includes Church Wilne and St Chad's, further shopping facilities and schools for older children can be found in Long Eaton and at Sandiacre with there also being an Asda at Spondon and The Wyvern at Pride Park is only a short drive away and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed front entrance door and window, tiled floor, two radiators, stairs to the first floor, three large cloaks cupboards, door to understairs storage and door to:

Lounge
15'2 x 12'7 approx (4.62m x 3.84m approx)
UPVC double glazed bay window to the front, gas fire with Adam style surround, two radiators, TV point, coving to ceiling and ceiling rose.

Dining Room
12'7 x 12'1 approx (3.84m x 3.68m approx)
UPVC double glazed window to the rear, gas fire with Adam style surround, radiator, door to kitchen and door to third reception.

Reception/Play Room/Bedroom 4
11'6 x 7'7 approx (3.51m x 2.31m approx)
UPVC double glazed window to the rear, radiator, laminate floor.

Kitchen
13'7 x 7'6 approx (4.14m x 2.29m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, splashbacks, integrated eye level double oven, six ring gas hob and extractor hood over, tiled floor, appliance space, UPVC double glazed window to the side.

Inner Lobby
UPVC double glazed stable style rear exit door, door to:

Utility Room
Work surface, tiled floor, gas central heating boiler, radiator, UPVC double gazed window to the rear and door to:

Ground Floor w.c.
Low flush w.c., tiled floor, tiled walls and splashbacks, UPVC double glazed window to the rear.

First Floor Landing
Access to the loft with a pull down ladder that has been fully boarded, power and light. UPVC windows, doors to storage cupboard, radiator, UPVC double glazed window to the front and doors to:

Bedroom 1
18'5 x 11'9 approx (5.61m x 3.58m approx)
UPVC double glazed windows to the front and rear, TV point, two radiators, his and hers walk-in wardrobes and door to:

En-Suite
Walk-in shower cubicle with electric shower over, tiled walls and splashbacks, low flush w.c., wash hand basin with vanity cupboard under, chrome heated towel rail, spotlights, extractor fan, UPVC double glazed window to the rear.

Bedroom 2
12'8 x 12'3 (3.86m x 3.73m)
UPVC double glazed window to the front, radiator, TV point.

Bedroom 3
12'2 x 10'8 approx (3.71m x 3.25m approx)
UPVC double glazed window to the rear, radiator, walk-in wardrobe and TV point.

Bathroom
9'8 x 7'7 approx (2.95m x 2.31m approx)
A white three piece suite comprising of a bath with a hand held shower, pedestal wash hand basin, low flush w.c., tiled walls and splashbacsk, radiator, wood panelled walls, UPVC double glazed window to the rear.

Outside
To the front of the property there is off the road parking for 2/3 cars, privately enclosed with a dwarf wall. Side gate leading to a privately enclosed rear garden where there is a patio area to the immediate rear with a dwarf wall leading onto the lawn. Borders with mature shrubs and the garden is privately enclosed with waled boundaries. There

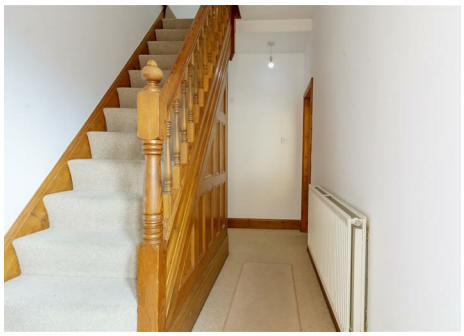
Brick Store 1
7'9 x 4'7 approx (2.36m x 1.40m approx)
With light and power.

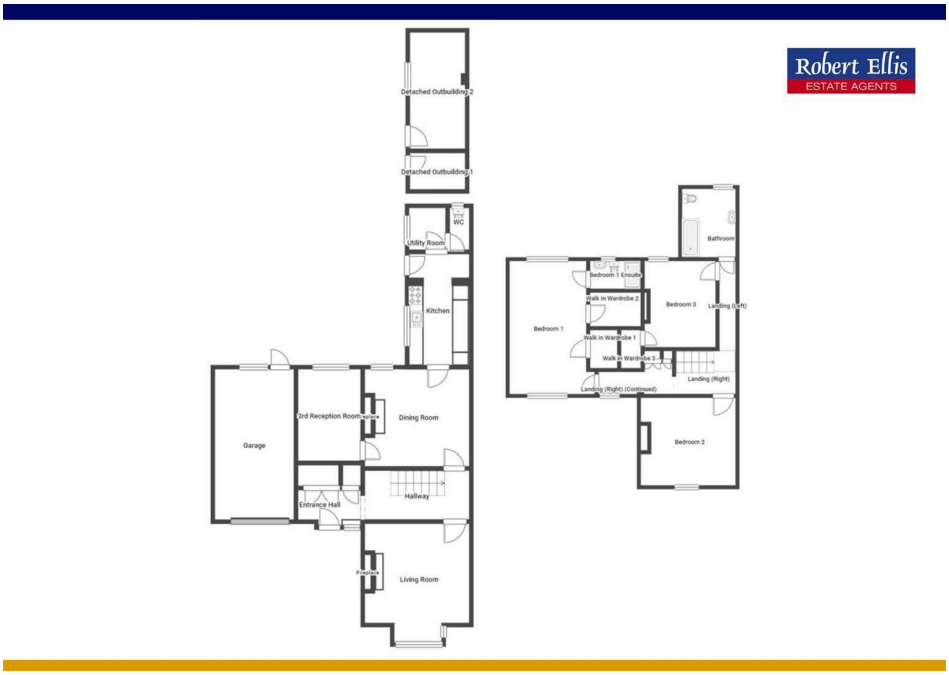
Brick Store 2
14'3 x 7'1 approx (4.34m x 2.16m approx)
UPVC double glazed window to the rear, light and power

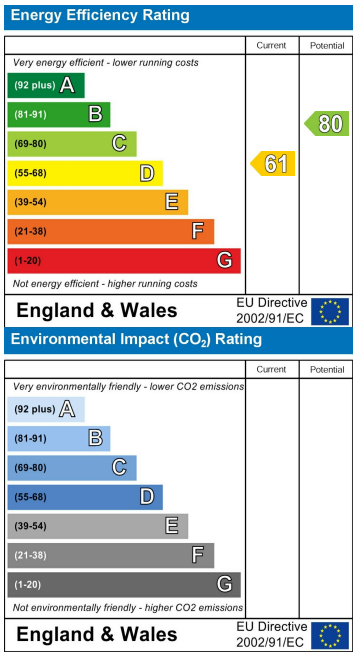
Garage
19'9 x 9'5 approx (6.02m x 2.87m approx)
Up and over door, light and power and rear exit door.

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.
6953AMEC

Council Tax
Band B £1534







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