



Milner Avenue,
Draycott, Derbyshire
DE72 3ND

Price Guide £290-299,950
Freehold



THIS IS A GABLE FRONTED DETACHED PROPERTY SITUATED ON THE LARGEST PLOT IN THE IMMEDIATE AREA.

Being located on Milner Avenue, this detached property offers a lovely family home which provides the opportunity for a new owner to extend, if this was something they would like to carry out in the future to enlarge both the ground and first floor accommodation. The property is ready for immediate occupation and for the size of the accommodation and the plot to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves. The property is situated close to the centre of this award winning village where there are local shops and schools for younger children, whilst more shopping facilities can be found in the adjacent villages of Borrowwash and Breaston as well as Long Eaton, which is only a short drive away.

The property stands well back from the road with a long garden and drive at the front and is constructed of brick to the external elevations under a pitched tiled roof. The light and airy accommodation derives all the benefits from having gas central heating and double glazing and there is an open fire in the lounge. The accommodation is entered through a stylish composite front door to a reception hall, from where there are doors leading to the through lounge/dining room and has the feature open fire and the kitchen which is well fitted with wall and base units. To the first floor the landing leads to three bedrooms and the bathroom which has a mains flow shower over the bath. Outside there is an adjoining brick garage and the good size gardens to both the front and rear, with the rear garden being extremely private and providing several places for people to sit and enjoy outside living.

As previously mentioned, Draycott has a number of amenities and facilities which include local shops and schools for younger children, with schools for older children being found in nearby Long Eaton or Sandiacre, there are healthcare and sports facilities, walks in the sounding picturesque countryside, there are Co-op stores and other shops at both Breaston and Borrowwash with main supermarkets being found in Long Eaton where there are Asda, Tesco, Aldi and many other retail outlets, there are walks in the picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton, Derby and East Midlands Parkway stations and the A52 provides good access to Nottingham, Derby and other East Midlands towns and cities.



Composite front door with two inset stained glass leaded panels and opaque double glazed side panels leading to:

Reception Hall

Stairs with cupboard under leading to the first floor, radiator and pine flooring.

Lounge/Dining Room

21'6 x 11'9 reducing to 11' approx (6.55m x 3.58m reducing to 3.35m approx)

The through lounge has a double glazed window to the front and patio doors leading out to the rear garden, feature open fireplace with an Adam surround and an inset and hearth, two radiators, three wall lights and pine flooring.

Kitchen

11'4 x 6'8 approx (3.45m x 2.03m approx)

The kitchen is fitted with a stainless steel sink having a mixer tap set in a work surface with shelves, space for an automatic washing machine, cupboards and drawers below, space for an upright fridge/freezer and a stand alone oven, range of fitted eye level wall cupboards, further built-in storage cupboards, half double glazed door leading out to the side of the property and rear garden and tiling to the walls by the work surface areas.

First Floor Landing

Double glazed window to the side, the balustrade continues from the stairs onto the landing and a radiator.

Bedroom 1

11'8 reducing to 9' x 10'2 approx (3.56m reducing to 2.74m x 3.10m approx)

Double glazed window to the front, radiator and hatch to loft.

Bedroom 2

11'10 reducing to 10'3 x 11'2 approx (3.61m reducing to 3.12m x 3.40m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

8'6 x 7'2 approx (2.59m x 2.18m approx)

Double glazed window to the front and a radiator.

Bathroom

The bathroom has a white suite including a panelled bath with a mains flow shower over, tiling to three walls and a protective glazed screen, pedestal wash hand basin and a low flush w.c., opaque double glazed window and a radiator.

Outside

At the front of the property there is a long driveway which provides off road parking for up to three vehicles and a lawned garden with beds to the side and at the front of the property, there is a pathway running down the right hand side of the house and it would be possible to have a second pathway to the left of the property if this was required by a new owner.

At the rear of the house there is a patio and pebbled area and a large lawn with beds to the sides. There is fencing to the side boundaries and an outside water supply is provided.

Garage

16'2 x 8'9 approx (4.93m x 2.67m approx)

The adjoining brick garage has an up and over door to the front with a door and window to the rear and power and lighting is provided.

Directions

Proceed out of Long Eaton along Derby Road continuing over the traffic island and bridge; through Breaston and into Draycott. Turn onto Market Place where Milner Avenue can be found on the right hand side.

8353AMMP

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 80mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA: 923 sq ft (85.5 sq m) approx.
Specialist advice should be sought to ensure the accuracy of the figures contained here. Measurements of plots, houses, flats and any other items are approximate and no responsibility is taken for any error. Details of measurements. This plan is for guidance purposes only and should not be used as the basis for any prospective purchase. The services, systems and equipment shown may not be used as such and no guarantee is given for operation or efficiency of the same.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

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