



Cleveland Avenue,  
Draycott, Derbyshire  
DE72 3NR

**£230,000 Freehold**



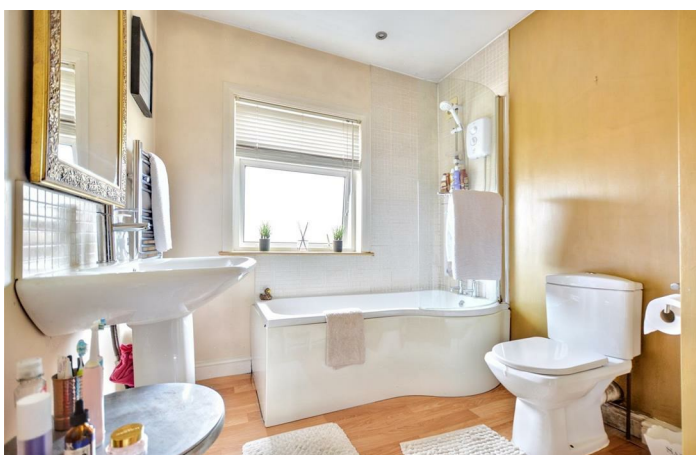


A TRADITIONAL WELL PRESENTED BAY FRONT SEMI DETACHED PROPERTY IN THE AWARD WINNING VILLAGE OF DRAYCOTT, BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Being situated on this most popular road in Draycott, this bay front Victorian semi detached property offers a contemporary home with spacious accommodation. The property does retain many original features including cornices, coving and other features and we are sure these will appeal to people who are looking for a character home in such a desirable location. We strongly recommend that interested parties take a full inspection where upon they will be able to see the size of the rooms included in the property and the privacy of the garden at the rear. The property is within easy reach of the local shops and schools for younger children found in Draycott and to excellent transport links, all of which has helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations all under a pitched tiled roof and the well proportioned accommodation included derives the benefit of gas central heating and double glazing. In brief the accommodation includes a bay-fronted lounge/sitting room, dining/sitting room, modern kitchen which has a utility area off and to the first floor there are the two double bedrooms and the bathroom which is of a good size. Outside there is a fenced garden area to the front and a path down the right hand side to the rear of the house where there is a very private garden with lawn and patio.

The property is within walking distance of the local shops and schools for younger children provided by Draycott with further shops being found in Breaston, Borrowash and Long Eaton which is only a short drive away, there are schools for older children found in Sandiacre and Long Eaton, there area health care and sports facilities, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M11, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and there is the A52 and other main roads all of which provide good access to both Nottingham and Derby.



## Lounge

12'7 x 13'3 approx (3.84m x 4.04m approx)

UPVC double glazed box bay window to the front, UPVC front door with obscure inset glazed panel, coving to the ceiling, carpeted flooring, recessed LED spotlights, wall mounted double radiator, TV point, feature fireplace and surround with a gas fire. Door to:

## Dining Room

12'3 x 11'5 approx (3.73m x 3.48m approx)

UPVC double glazed window to the rear, new laminate flooring, ceiling light, fireplace surround with door to the kitchen and door to the stairs leading to the first floor with understairs cupboard, wall mounted double radiator.

## Kitchen

7'1 x 8'6 approx (2.16m x 2.59m approx)

UPVC double glazed windows to the side and rear, UPVC double glazed door with opaque glazed panel, new laminate flooring, recessed LED spotlights, door to the utility, wall, base and drawer units to three walls with work surfaces over, splashback tiling, built-in oven, four ring gas hob and extractor above, stainless steel sink and drainer, space for a washing machine.

## Utility

10'3 x 5' approx (3.12m x 1.52m approx)

Two obscure UPVC double glazed windows to the side and rear, tiled walls, ceiling light, work surface and space for a free standing fridge freezer, washing machine and tumble dryer, large floor to ceiling cupboards, extractor fan and inset stainless steel sink and drainer.

## First Floor Landing

2'6 x 15'6 approx (0.76m x 4.72m approx)

Carpeted flooring, wall mounted radiator, recessed LED spotlights to the ceiling, doors to:

## Bedroom 1

12'9 x 12'7 approx (3.89m x 3.84m approx)

Two UPVC double glazed windows to the front, carpeted flooring, wall mounted double radiator, recessed LED ceiling spotlights.

## Bedroom 2

14'1 x 9'8 approx (4.29m x 2.95m approx)

UPVC double glazed window to the rear, painted wooden floorboards, wall mounted double radiator, recessed LED ceiling spotlights, loft access hatch.

## Bathroom

7'6 x 9' approx (2.29m x 2.74m approx)

Obscure UPVC double glazed window to the rear, laminate flooring, recessed LED ceiling spotlights, extractor fan with a chrome towel radiator, large built-in cupboard housing the boiler, low flush w.c., pedestal wash hand basin, panelled P shaped bath with tiled splashbacks, electric shower above and glazed screen.

## Outside

There is a fenced garden area to the front and a path down the right hand side to the rear of the house where there is a very private garden with lawn and patio.

## 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.  
8562AMJG

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 10000mbps

Phone Signal – 02, Vodafone, EE

Sewage – Mains supply

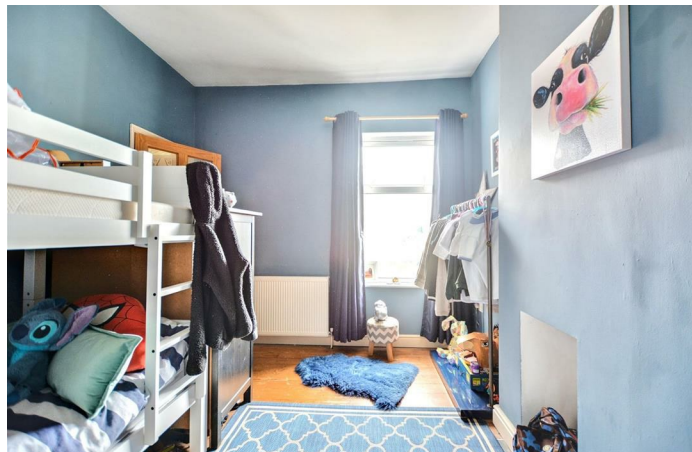
Flood Risk – No, surface water very low

Flood Defenses – No

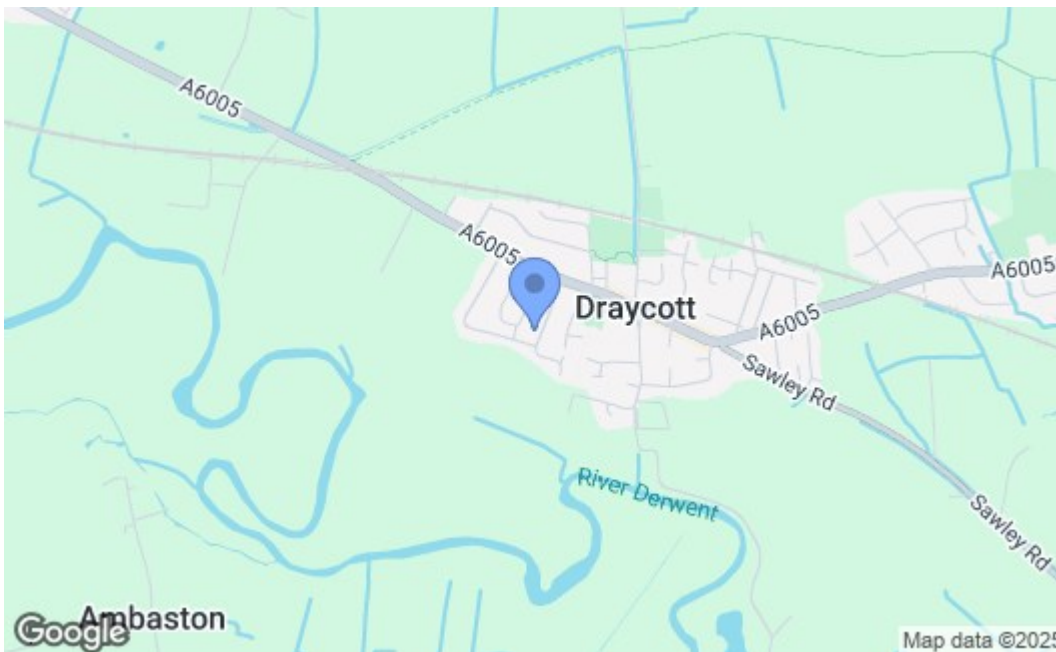
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.