



Milner Avenue,  
Draycott, Derbyshire  
DE72 3ND

**Price Guide £350-360,000**  
**Freehold**





#### A THREE BEDROOM DETACHED FAMILY HOME OFFERING EXTENDED ACCOMMODATION.

Robert Ellis are pleased to offer to the market this beautifully presented detached home located on the desirable Milner Avenue in the heart of Draycott. This extended three-bedroom detached home offers spacious and versatile living accommodation, perfect for modern family life. The ground floor features a welcoming lounge, a bright and stylish open-plan kitchen diner, and a handy utility room which also offers an internal door to the single garage. A generous family room provides flexible space for relaxing or entertaining, while a downstairs WC adds everyday convenience. Upstairs, the property boasts three well proportioned bedrooms and a modern family bathroom. Outside, you'll find off-road parking, a single garage, a good sized rear garden ideal for children, pets, or entertaining, and a purpose-built office – perfect for home working or a hobby space. Set in a popular residential area with good access to local amenities, schools, and transport links, this impressive home combines practicality with style and space.

The property is of brick construction and is fully double glazed and boasts gas central heating. Internal accommodation briefly comprises of a hallway, WC, lounge, open plan kitchen diner, family room and utility room to the ground floor, To the first floor, there are three bedrooms and a family bathroom.

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 Borrowash 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.





### Porch

Composite door to the front, tiled floor, door to:

### Hallway

Tiled floor, stairs to the first floor, radiator and doors to:

### Cloaks/w.c.

Double glazed window to the side, wash hand basin, tiled floor.

### Lounge

15'4 × 11'10 approx (4.67m × 3.61m approx)

Double glazed window to the front, coving, electric log burner, mantle and surround and a radiator. Open to:

### Kitchen Diner

19' × 9' approx (5.79m × 2.74m approx)

Double glazed window to the rear, matching wall and base units with work surfaces over, integrated electric oven, four ring gas hob, inset sink and drainer, integrated microwave, laminate flooring, radiator and door to utility and open to play room.

### Utility Room

7'7 × 8'7 approx (2.31m × 2.62m approx)

Double glazed door to the rear, plumbing for a washing machine, door to garage and space for a fridge freezer and dryer.

### Play Room

9'8 × 9'11 approx (2.95m × 3.02m approx)

Double glazed window and double glazing sliding patio doors to the rear.

### First Floor Landing

Double glazed window to the side, airing/storage cupboard and doors to:

### Bedroom 1

10'9 × 13'2 into wardrobes (3.28m × 4.01m into wardrobes)

Double glazed window to the front, radiator, built-in wardrobes.

### Bedroom 2

11'10 × 11'5 approx (3.61m × 3.48m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

7'2 × 7'10 approx (2.18m × 2.39m approx)

Double glazed window to the front and a radiator.

### Bathroom

Double glazed window to the rear, chrome heated towel rail, tiled floor, panelled bath, vanity wash hand basin, single shower cubicle with mains fed shower, tiled floor and part tiled walls.

### Outside

To the front of the property there is a block paved drive providing access to the front door and the garage.

The rear garden has a patio and garden laid mainly to lawn, shrubs to the borders and fencing to the boundaries.

### Office

7'3 × 5'3 approx (2.21m × 1.60m approx)

Purpose built office with a radiator and double glazed window and door.

### Garage

Up and over door to the front.

### 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.

8668AMCO

### Council Tax

Erewash Borough Council Band D

### 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

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

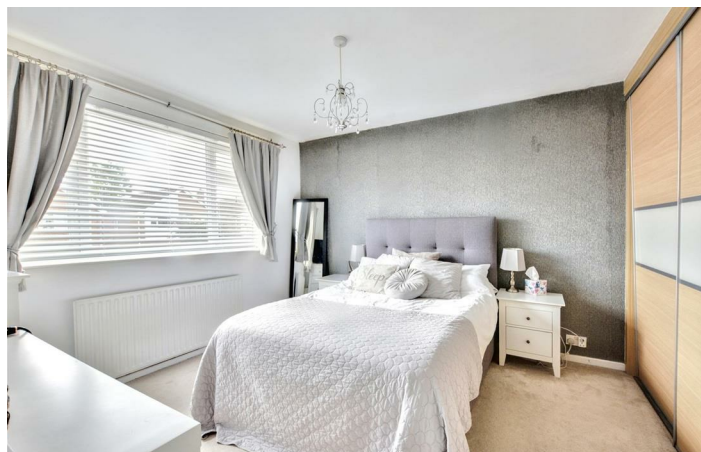
Flood Risk – No, surface water very low

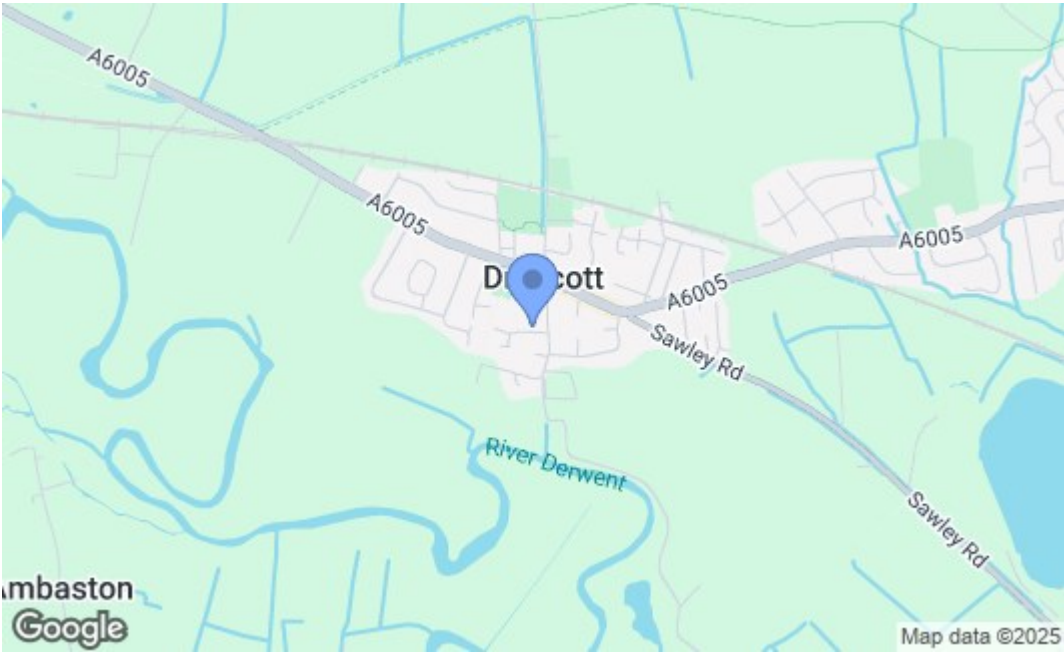
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.