

Cleveland Avenue,  
Draycott, Derbyshire  
DE72 3NR

**Price Guide £260-270,000**  
**Freehold**



A THREE BEDROOM BOX BAY FRONTED SEMI DETACHED HOME SITUATED ON CLEVELAND AVENUE IN THE SOUGHT AFTER VILLAGE OF DRAYCOTT.

Robert Ellis are delighted to bring to the market this attractive semi detached property which offers well balanced accommodation along with character features throughout.

The property benefits from two reception rooms, with the main lounge featuring a box bay window with shutters and a log burner, creating a warm and inviting focal point. The accommodation also includes a fitted kitchen, three well proportioned bedrooms and a recently refitted shower room, finished to a modern standard. Externally, the property enjoys a low maintenance rear garden, providing a private and practical outdoor space. An internal viewing is highly recommended to fully appreciate the presentation, features and location this home has to offer.

Draycott Village provides a number of local shops and schools for younger children, whilst further shopping facilities are found within the nearby town of Long Eaton which offers the benefit of Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found on the high street. There are healthcare and sports facilities, walks in the surrounding picturesque countryside and excellent transport links including J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway railway stations and the A52 providing direct access to Nottingham and Derby alike.



### Lounge

12'3 x 13'5 into bay approx (3.73m x 4.09m into bay approx)

Double glazed door to the front, double glazed box bay window with fitted shutters to the front, gas fire, hearth and mantle, coving, wooden flooring, storage cupboard, panelled recess and door to:

### Dining Room

12'3 x 11'6 approx (3.73m x 3.51m approx)

Wooden flooring, double glazed door to the rear, door to the stairs leading to the first floor, multi fuel log burner, exposed chimney breast and brick fireplace, understairs storage cupboard. Open to:

### Kitchen

8'11 x 7'3 approx (2.72m x 2.21m approx)

Double glazed window to the side, matching wall and base units with work surfaces over, inset sink and drainer, integrated double electric oven, four ring gas burner and extractor over, plumbing for a washing machine, space for a tumble dryer, part tiled walls, space for a fridge freezer, cupboard housing the boiler and door to:

### Shower Room

9'11 x 4'4 approx (3.02m x 1.32m approx)

Double glazed window to the rear, vanity wash hand basin, storage cupboard, double shower cubicle with mains fed shower, chrome heated towel rail, extractor fan, low flush w.c.

### First Floor Landing

With doors to:

### Bedroom 1

12'4 max x 10'11 approx (3.76m max x 3.33m approx)

Two double glazed windows to the front, feature fireplace and radiator.

### Bedroom 2

11'6 x 9'5 approx (3.51m x 2.87m approx)

Double glazed window to the rear, radiator, feature fireplace and wooden flooring.

### Bedroom 3

7'4 x 8'5 approx (2.24m x 2.57m approx)

Double glazed window to the rear, original wooden flooring and radiator.

### Outside

The rear garden has walls and fencing to the boundaries, artificial lawn, composite decked area, gravelled area, railway sleepers with shrubs and plants and side access to the front.

### Directions

9293CO

### 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 2000mbps

Phone Signal – EE, Vodafone, 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

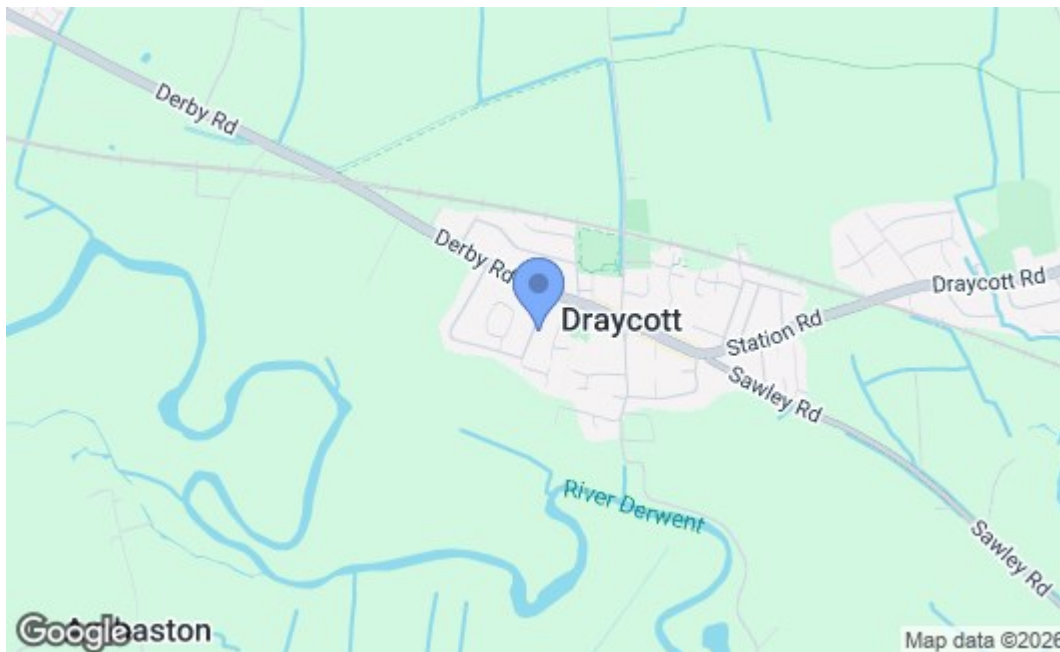
Flood Defenses – No

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.