



Cleveland Avenue,
Draycott, Derby
DE72 3NR

£240,000 Freehold



A WELL PRESENTED AND SPACIOUS, VICTORIAN SEMI-DETACHED HOME WITH AN ENCLOSED REAR GARDEN.

Robert Ellis are pleased to bring to the market this spacious and well presented semi-detached home., perfect for a wide range of buyers including first time buyers and families alike. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating from a combi boiler. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch, bay fronted lounge, dining room, kitchen with integrated appliances and a utility room. To the first floor the landing leads to two generous double bedrooms both with fitted wardrobes and a large three piece bathroom suite. To the front the property is set away from the pavement via a brick wall and gate with access to the side. To the rear there is a low maintenance rear garden with patio area, storage shed, flower beds and a brick built outhouse with a working WC.

Located in the popular residential village of Draycott, close to a wide range of local schools, shops and parks. The property benefits from fantastic transport links including nearby bus stops and easy access to major roads such as the M1, A50 and A52 to both Nottingham and Derby. Both Long Eaton train station and East Midlands Airport are just a short drive away.



Entrance Porch

uPVC double glazed front door, ceiling light.

Lounge

12'6 x 11'1 approx (3.81m x 3.38m approx)

UPVC double glazed bay window overlooking the front, laminate flooring, radiator, say period feature fireplace incorporating real flame gas fire, ceiling light.

Dining Room

12'7 x 11'8 approx (3.84m x 3.56m approx)

UPVC double glazed window overlooking the rear, laminate flooring, radiator, gas fire, under stairs storage cupboard, ceiling light.

Kitchen

11'7 x 7'6 approx (3.53m x 2.29m approx)

UPVC double glazed window overlooking the side, solid wood stable style door leading to the rear garden, tiled flooring, wall, base and drawer units with work surfaces over and inset sink and drainer, integrated electric oven, gas hob, overhead extractor fan, space for fridge, ceiling light.

Utility Room

4'9 x 8'2 approx (1.45m x 2.49m approx)

UPVC double glazed window overlooking the side, tiled flooring, space for washing machine, space for freezer, radiator and ceiling light.

First Floor Landing

Carpeted flooring, ceiling light, radiator and doors to:

Bedroom 1

11'8 x 11'2 approx (3.56m x 3.40m approx)

UPVC double glazed window overlooking the front, fitted wardrobes, carpeted flooring, radiator, ceiling light.

Bedroom 2

10'6 x 9'7 approx (3.20m x 2.92m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

Shower Room

7'7 x 8'9 approx (2.31m x 2.67m approx)

UPVC double glazed patterned window overlooking the

rear, laminate flooring, low flush w.c., top mounted sink, double walk in shower unit, radiator and ceiling light.

Outside

To the front, the property is set back from the pavement via a brick wall and gate with another gate leading to the rear garden from the side. Brick Block paving to the front, side and rear. To the rear, there is an enclosed low maintenance garden with patio area, storage shed, mature flower beds and a brick built outhouse with working WC.

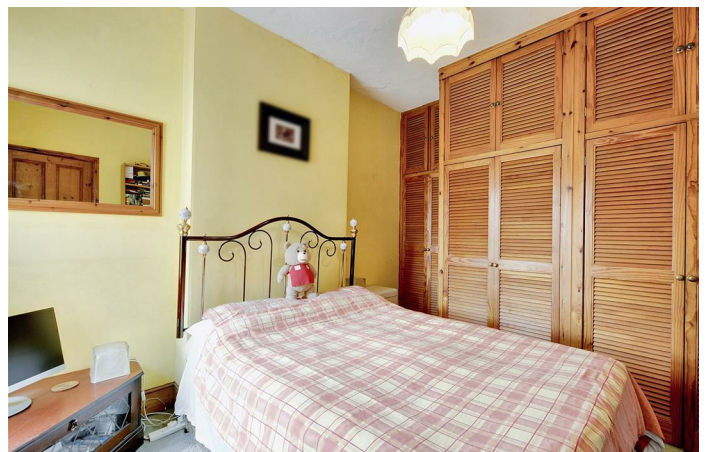
Directions

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.

7919RS

Council Tax

Erewash Borough Council Band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		53	
(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	

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.