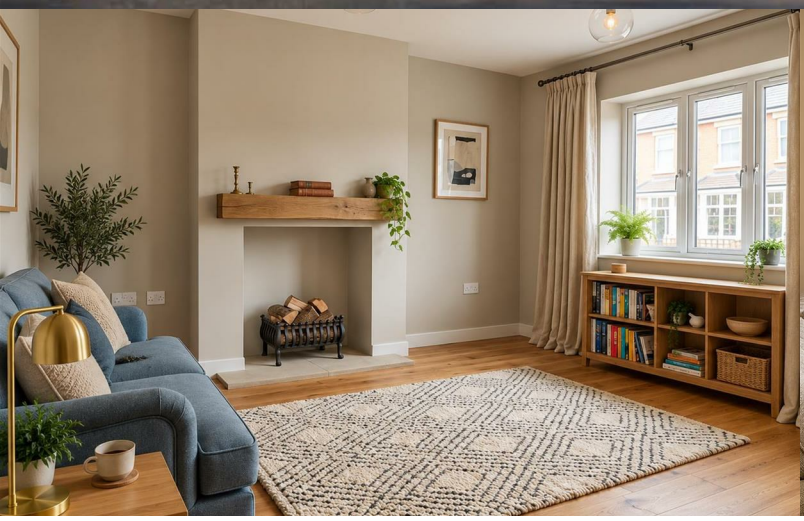
Robert Ellis

look no further...







Cleveland Avenue,
Draycott, Derbyshire
DE72 3NR

£625,000 Freehold

0115 946 1818

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THIS IS A RARE OPPORTUNITY TO ACQUIRE A PROPERTY WHICH IS IN THE PROCESS OF BEING EXTENDED AND RE-DESIGNED INTO A HIGH QUALITY FOUR BEDROOM DETACHED HOME WITH SPACIOUS GROUND FLOOR LIVING ACCOMMODATION.

The property is currently being re-developed and when completed will provide a home with a brand new feel. Over the coming months the house is being extended, will be fully re-wired, have new double glazing and a new heating system installed, the newly created open plan kitchen will be totally re-fitted and the bathroom and newly created en-suite shower room will be luxuriously fitted with new sanitary ware and fittings. The property is situated within a few minutes walk of all the amenities and facilities provided by Draycott, which is a very popular award winning village, situated between Derby and Nottingham.

The property will be finished with render to the external elevations under a pitched tiled roof and the internal walls will be re-plastered and finished with neutral decoration. Benefiting from the new gas central heating system and new double glazing throughout, the accommodation will be extended through a newly created open porch and front door into a snug, which also provides an additional sitting area, with a hall leading to a new ground floor w.c., the lounge is positioned at the front of the house and at the rear the extended, exclusively fitted and equipped open plan dining/living kitchen will have high quality wall and base units, a central island and bi-fold doors leading out to the private rear garden and off the kitchen there is a separate utility/laundry room. To the first floor the landing has a study area with a window to the side and doors lead from the landing to the four bedrooms, with the main bedroom having a brand new en-suite shower room and there is a family bathroom which will have a bath and separate shower. Outside there will be a drive and an open detached garage to the left of the house and private, level gardens to the rear.

Draycott is a very popular village which has many local amenities including shops, coffee eateries and schools for younger children, shopping facilities can be found in Borrowash and Breaston where there are Co-op stores and at Long Eaton where there is are Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are also schools for older children at Long Eaton and Sandiacre, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
A newly created open porch with oak supporting pillars and a pitched tiled roof with a stylish front door providing access to the:

Snug
12'7 x 11'4 approx (3.84m x 3.45m approx)
The snug can be used as a dining or sitting area and has double glazed window to the front, underfloor heating, a radiator and panelled doors leading to the inner hall and dining kitchen.

Inner Hall
Having doors leading from the snug to the lounge and w.c. and there will be stairs from the hall taking you to the first floor.

Ground Floor w.c.
The newly created ground floor w.c. will have a white low flush w.c. and wall mounted hand basin.

Lounge
13'8 x 10'6 approx (4.17m x 3.20m approx)
Double glazed bay window to the front, a second double glazed window to the side, underfloor heating and a radiator.

Dining/Living Kitchen
19'6 to 15'8 x 16'4 approx (5.79m'1.83m to 4.57m'2.44m x 4.98m approx)
The extended and newly fitted kitchen has green Shaker style units with brushed stainless steel fittings and quartz work surface and includes a 1½ bowl sink with a mixer tap and a four ring Bosch induction hob set in a quartz work surface which extends to three sides and has ranges of cupboards, drawers and an integrated dishwasher below, central island with a quartz surface having seating to one side for four people and cupboards under, a Bosch oven with cupboards above and below and an integrated fridge/freezer, matching eye level wall cupboards with lighting under and a hood with a quartz back plate to the cooking area, double glazed windows to the side and rear with a full height double glazed window and a four panel bi-fold door system leading out to the sunny rear garden, recessed lighting to the ceiling and two lights over the central island, tiled flooring with underfloor heating, there is an oak veneer panelled door leading to the dining hallway and utility room and there is an understairs storage cupboard where the electric consumer unit and the electricity meter is housed in a fitted cupboard and the manifolds for the underfloor heating are also housed in a second fitted unit.

Utility Room
7'4 x 4'8 approx (2.24m x 1.42m approx)
The utility room is fitted with matching units to the living/dining kitchen and has Shaker style units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in a quartz work surface with an integrated washing machine and cupboards below, the hot water tank is enclosed in a double upright cupboard and there is a shelved eye level cupboard and the Ideal boiler is housed in a matching wall cupboard, tiled flooring with underfloor heating, recessed lighting to the ceiling, a UPVC half double glazed door with a double glazed window to the side leading out to the rear garden.

First Floor Landing
Stairs to the first floor with a study area having a double glazed window to the side providing natural light into this part of the landing.

Bedroom 1
12'8 x 11'3 approx (3.86m x 3.43m approx)
Double glazed window to the front, a radiator and a door to:

En-Suite
The en-suite will have a corner shower with a mains flow shower system, low flush w.c. and wall mounted hand basin and a ladder towel radiator.

Bedroom 2
10'6 x 10'1 approx (3.20m x 3.07m approx)
Double glazed window to the front and a radiator.

Bedroom 3
10'2 x 8'5 approx (3.10m x 2.57m approx)
Double glazed window to the rear and a radiator.

Bedroom 4
10'2 x 7' appro (3.10m x 2.13m appro)
Double glazed window to the rear and a radiator.

Bathroom
The main family bathroom will have a bath with a mains flow shower over, low flush w.c. and wall mounted hand basin, opaque double glazed window to the rear and a chrome ladder towel radiator.

Outside
There will be a garden to the front and a path running from the drive to the rear where there will be a level lawned garden and an EV charging point.

Open Garage
20'11" x 11'1" approx (6.4m x 3.4m approx)
A block paved driveway at the side of the house leads to an open oak and timber garage with a pitched tiled roof and power and lighting are provided in the garage.

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.
9147MP

Agents Notes
The property is in the process of being redeveloped and measurements may differ slightly after the works have been completed due to the walls being plastered. The images used for this property have been AI enhanced.

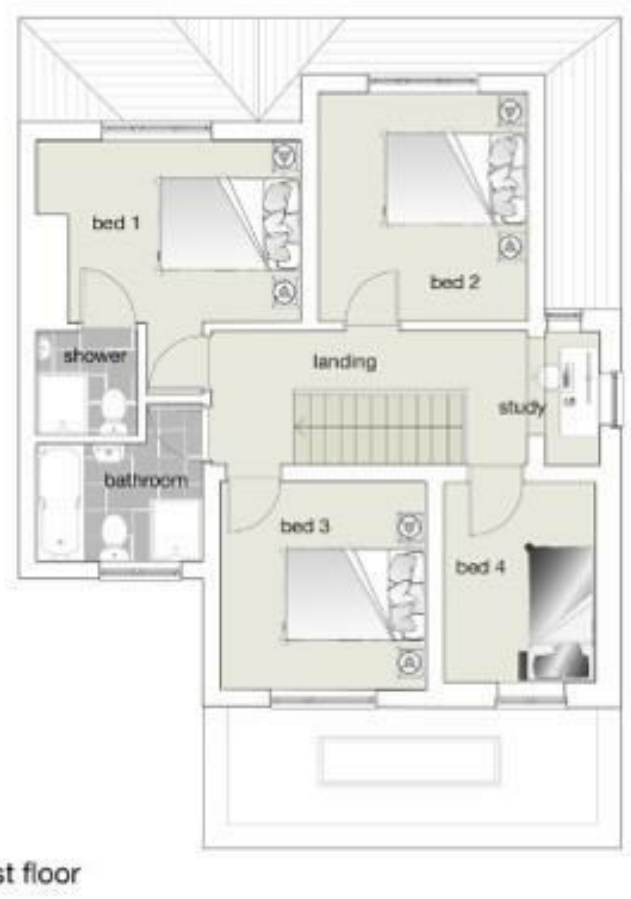
Council Tax
Erewash Borough Council Band D

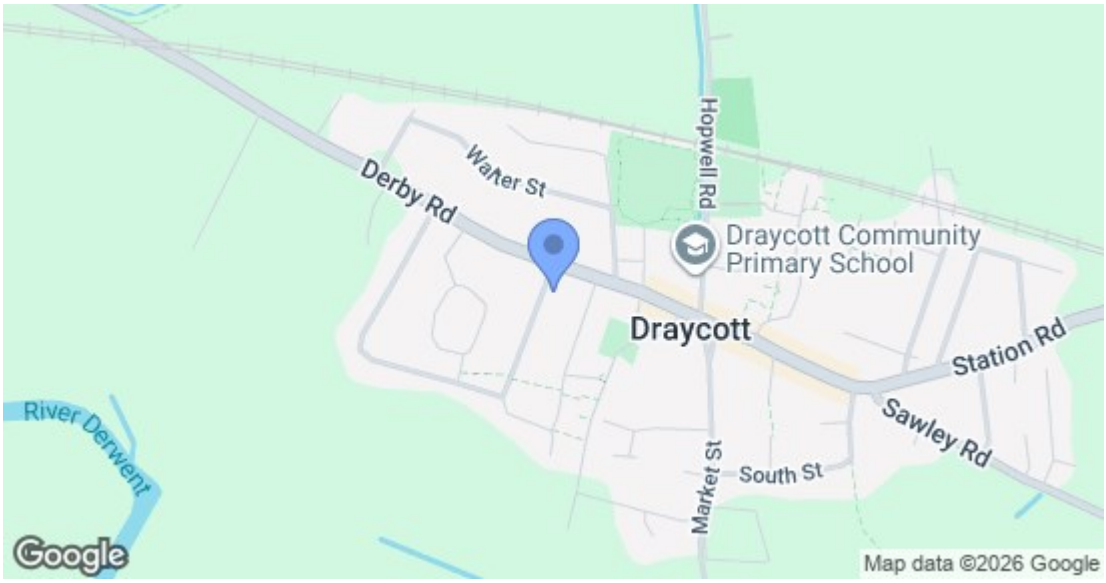
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1139mbps
Phone Signal – 02, Three, Vodafone, EE
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

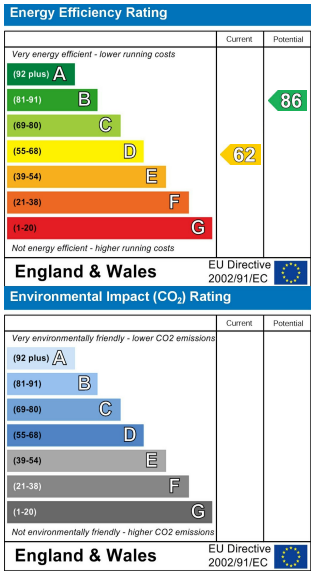












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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