

HoldenCopley

PREPARE TO BE MOVED

Cleveland Avenue, Draycott, Derby DE72 3NR

Guide Price £425,000

Cleveland Avenue, Draycott, Derby DE72 3NR



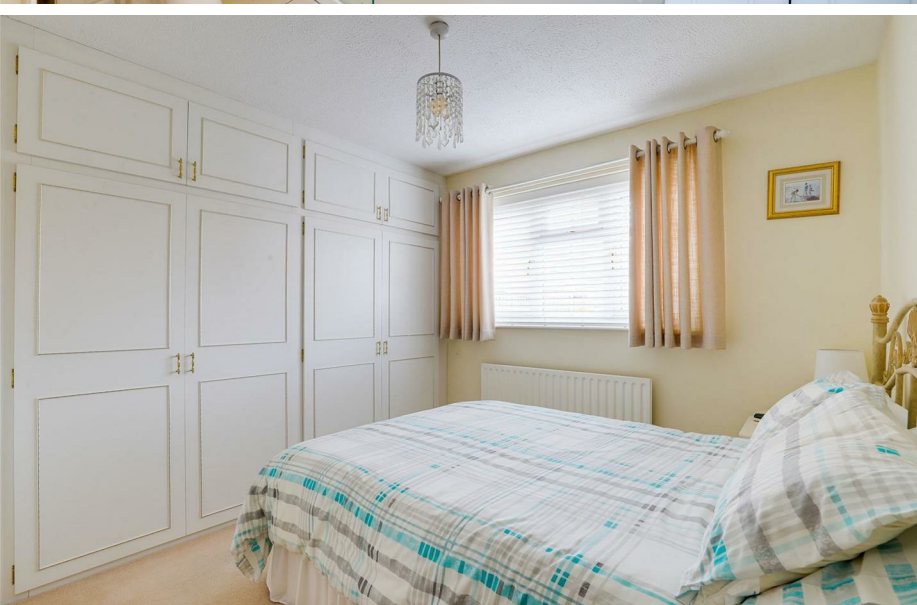
GUIDE PRICE - £425,00 - £450,000

NO UPWARD CHAIN...

Introducing this three-bedroom detached bungalow, offering the advantage of no upward chain. Positioned in a highly sought-after location, this property provides effortless access to an array of local amenities, including shops, eateries, parks, and excellent transport links. With easy access to the M1 and proximity to local schools. Upon entering, you're greeted by a spacious hallway, setting the tone for the generous proportions found throughout. The well-appointed kitchen, with its abundance of space, seamlessly flows into a convenient utility room, while two expansive reception rooms offer versatile living areas for relaxation and entertainment. Two double bedrooms and a comfortable single bedroom provide ample accommodation, with the master bedroom benefiting from the luxury of an en-suite. Completing the internal layout is a modern three-piece bathroom suite, ensuring comfort and convenience for all occupants. Externally, the property exudes curb appeal with an electric gate at the entrance, leading to a driveway providing off-road parking for multiple vehicles. The double garage offers ample storage space, catering to all your storage needs. The rear garden is a tranquil haven, featuring a lawn, an inviting patio area, and a variety of plants and shrubs, creating an idyllic outdoor retreat for enjoying the outdoors.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Ensuite & Bathroom
- Driveway & Double Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has laminate wood-effect flooring, a radiator, coving to the ceiling, access to the partially boarded loft and a single UPVC door providing access into the accommodation.

Kitchen

13'6" x 11'7" (4.14m x 3.55m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated hob, space and plumbing for a dishwasher, a radiator, partially tiled walls, tiled flooring, recessed spotlights, two UPVC double-glazed windows to the front and side elevation.

Utility Room

5'6" x 9'8" (1.70m x 2.97m)

The utility room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler, partially tiled walls, tiled flooring and a single door providing access to the side of the property.

Dining Room

11'9" x 13'1" (3.59m x 3.99m)

The dining room has carpeted flooring, a radiator, coving to the ceiling and a UPVC double-glazed bow window to the rear elevation.

Living Room

11'8" x 15'9" (3.58m x 4.82m)

The living room has carpeted flooring, a radiator, coving to the ceiling, a decorative fireplace and sliding patio doors opening out to the rear garden.

Master Bedroom

9'9" x 13'0" (2.99m x 3.97m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

4'8" x 7'3" (1.44m x 2.23m)

The en-suite has a low level flush W/C, a vanity storage unit with a wash basin, a walk-in shower with a shower fixture, a radiator, tiled walls, tiled flooring, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

8'11" x 8'11" (2.72m x 2.72m)

The second bedroom has carpeted flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Three

8'10" x 7'4" (2.70m x 2.26m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

7'1" x 6'3" (2.16m x 1.92m)

The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a walk-in shower with a shower fixture, a radiator, recessed spotlights, partially tiled walls, a waterproof splashback, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is an electric gate entrance providing access to the driveway for off-road parking for multiple cars, access to the double garage, gated access to the rear garden and courtesy lighting.

Garage

16'3" x 18'0" (4.97m x 5.49m)

The garage has a power supply and courtesy lighting, ample storage space, a single door and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with a lawn, a patio area, a shed, plants and shrubs and fence panelling.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

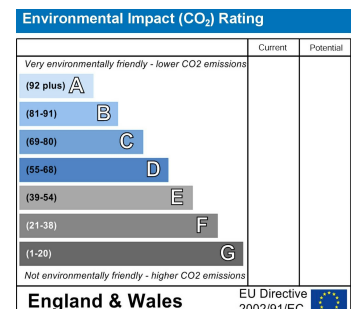
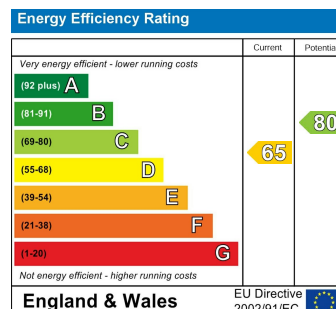
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk