

HoldenCopley

PREPARE TO BE MOVED

Milner Avenue, Draycott, Derbyshire DE72 3ND

Guide Price £300,000 - £325,000

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NO UPWARD CHAIN...

This well presented three-bedroom detached house offers deceptively spacious accommodation, making it perfect for a variety of buyers ready to move straight in. Located within close proximity to numerous local amenities, including the scenic Elvaston Castle Country Park, excellent transport links, and great school catchments. The ground floor features a welcoming entrance hall, two versatile reception rooms, a well-appointed fitted kitchen and a convenient W/C accessed from the rear exterior. On the first floor, there are three generously sized bedrooms, a stylish three-piece bathroom suite and access to a boarded loft providing additional storage space. The front of the property boasts a driveway, while the rear reveals a private garden complete with a patio area, a lawn, a garage and a workshop. This home perfectly combines comfort, style, and practicality, offering an ideal living space for its new owners.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Garage & Workshop
- Driveway
- Private Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'2" x 5'8" (max) (4.32m x 1.73m (max))

The entrance hall has wood-effect flooring, carpeted stairs, two radiators, a wood framed double-glazed window to the front elevation, a wall-mounted light fixture and a single door providing access into the accommodation.

Living Room

21'8" x 11'11" (max) (6.61m x 3.65m (max))

The living room has a UPVC double-glazed window to the front elevation, a recessed chimney breast alcove with a tiled hearth and decorative surround, carpeted flooring, a radiator, four wall-mounted light fixtures, coving and double French door providing access into the dining room.

Dining Room

17'8" x 11'0" (max) (5.40m x 3.36m (max))

The dining room has a decorative exposed brick fireplace with a recessed alcove and space for a log-burner, tiled flooring, fitted base units with Corian-style worktops, a radiator, a wall-mounted light fixture, a UPVC double-glazed window to the side elevation, coving and sliding patio doors providing access out to the garden.

Kitchen

11'5" x 6'9" (max) (3.48m x 2.08m (max))

The kitchen has a range of shaker style fitted base and wall units with Corian-style worktops, a range cooker, an extractor fan, a stainless steel double sink, space and plumbing for a washing machine and a dishwasher, space for tumble-dryer, space for a fridge-freezer, tiled flooring and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

7'11" x 5'10" (2.43m x 1.80m)

The landing has carpeted flooring, coving, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

12'0" x 9'4" (max) (3.66m x 2.86m (max))

The main bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a counter top wash basin, fitted floor to ceiling mirrored sliding wardrobes, coving and recessed spotlights.

Bedroom Two

11'9" x 10'2" (max) (3.59m x 3.11m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, coving and access to the boarded loft via a drop-down ladder.

Bedroom Three

8'8" x 7'3" (max) (2.66m x 2.22m (max))

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

Shower Room

7'3" x 5'8" (2.23m x 1.73m)

The shower room has a low level flush W/C, a wall-mounted wash basin, a corner fitted shower enclosure with a mains-fed shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Garage

21'1" x 10'11" (max) (6.43m x 3.34m (max))

The garage has two windows to the side elevation, a vehicle inspection pit, lighting, power points, a single door and wooden double doors.

Workshop

11'1" x 7'11" (3.39m x 2.16m)

The workshop has a range of fitted base and wall units with worktops, tiled flooring, a window to the side elevation, lighting and double wooden doors.

Outside W/C

5'1" x 2'10" (1.56m x 0.87m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring, partially tiled walls, a heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

Front

To the front of the property is a driveway with the availability to park two vehicles.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a workshop, a garage and further parking availability to the side of the house through double wooden lockable gates.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast - 1139 Mbps (Highest available download speed) 104 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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:

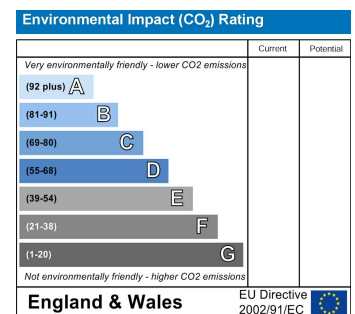
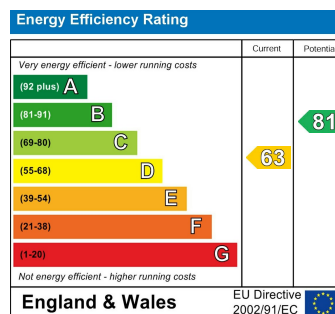
Property Tenure is Freehold

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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.
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