

# Robert Ellis

*look no further...*



Cleveland Avenue,  
Draycott, Derbyshire  
DE72 3NR

**£310,000 Freehold**

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THIS IS A DOUBLE FRONTED DETACHED PROPERTY POSITIONED ON A LARGE PLOT WITH PRIVATE GARDENS TO THE REAR PROVIDING IMMENSE POTENTIAL TO EXTEND AND UPDATE.

Being located on Cleveland Avenue which is close to the heart of this award winning village, this double fronted detached property is now being sold with the benefit of NO UPWARD CHAIN and is therefore ready for a new owner to take immediate occupation. The property has been lived in by the same family for many years and now provides the potential to alter, update and to significantly extend if this is something a new owner would like to carry out in the future. For the size and layout of the accommodation and the privacy of the gardens at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to the shops and schools for younger children provided by Draycott and the many other amenities and facilities provided by the adjacent villages, Long Eaton, Spondon and at Pride Park.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating, with the boiler having been replaced approx. 12 months ago. The property is entered through the main entrance door at the side into a porch, off which there is a ground floor w.c., the reception hall has stairs with a balustrade leading to the first floor and doors taking you to the lounge and separate dining/sitting room with the kitchen being positioned at the rear and this is fitted with extensive ranges of oak fronted wall and base units. To the first floor the landing leads to the three good size bedrooms, bathroom which has a corner bath and to a separate w.c. Outside there is the large garage/workshop building positioned to the left hand side of the property which provides an excellent facility to keep vehicles, use as a workshop or for storage, the gardens at the front are easily managed and the main gardens at the rear have s a walled patio leading onto a lawn, there is a shed positioned in the bottom right hand corner, a vegetable garden, a wall to the left hand boundary and fencing and natural screening to the right hand and rear boundaries.

Draycott has a number of local shops, schools for younger children, there are Co-op convenience stores in the adjacent villages of Breaston and Borrowash with further shops being found in Long Eaton where there is a Tesco, Aldi, Lidl and Asda stores as well as many other retail outlets, there is an Asda at Spondon and Sainsbury's at Pride Park, schools for older children can be found in Sandiacre and Long Eaton, there are walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby 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

The main entrance to the property is on the left hand side where there is an entrance door with an inset opaque glazed panel and a door with an inset glazed panel leading to the reception hall.

## Ground Floor w.c.

Off the porch there is a ground floor w.c. which has recently had the door removed, but this could easily be reinstated and there is a low flush w.c. and corner hand basin with a hot water heater and a cold tap.

## Reception Hall

Stairs with balustrade leading to the first floor and cornice to the wall and ceiling.

## Lounge/Sitting Room

14' x 10'11 approx (4.27m x 3.33m approx)

Bay window to the front and a further window to the side, two radiators and cornice to the wall and ceiling.

## Dining Room

12'11 x 11'8 approx (3.94m x 3.56m approx)

Window to the front, open fireplace with a feature brick surround and tiled hearth and a double wall mounted display cabinet with leaded glazed doors to one side of the chimney breast, radiator and cornice to the wall and ceiling.

## Breakfast Kitchen

17'7 to 8'6 x 13'6 to 9'7 approx (5.36m to 2.59m x 4.11m to 2.92m approx)

The kitchen is fitted with oak finished units and has a double bowl stainless steel sink with a mixer tap set in an L shaped work surface with space for an automatic washing machine, cupboards and drawers below, space for an upright cooker, work surface with cupboard and radiator beneath, matching eye level wall cupboards and two further work surfaces with cupboards and drawers beneath, Baxi wall mounted boiler (fitted approx 12 months ago), the walls are half tiled, space for an upright fridge freezer, two windows to the rear, door with inset glazed panel leading out to the rear garden, built-in pantry cupboard with cupboard over, pine panelling to one wall, tiled flooring, cloaks hanging area under the stairs and the electric meter and fuse box are housed in a fitted cupboard to one wall.

## First Floor Landing

The balustrade continues from the stairs onto the landing, radiator with shelf over and hatch to loft.

## Bedroom 1

13 x 9'9 plus wardrobes approx (3.96m x 2.97m plus wardrobes approx)

Window to the front, radiator and a range of wardrobes providing hanging space and shelving.

## Bedroom 2

11' x 10'5 approx (3.35m x 3.18m approx)

Window to the front and a radiator.

## Bedroom 3

10'6 x 8'8 approx (3.20m x 2.64m approx)

Window to the rear and a radiator.

## Bathroom

The bathroom has a corner bath with a hand rail and tiling to two walls, sink with a mixer tap and double cupboard under, tiling and a mirror to the wall above and shelving and cupboards to either side, built-in storage cupboard, opaque glazed window, walls half tiled and a radiator.

## Separate w.c.

Having a white low flush w.c. and opaque glazed window.

## Outside

There is a paved garden area in front of the house with fencing and a gate to the front boundary, there is a fence and coniferous hedge to the right hand side, a drive in front of the garage and between the house and garage there is a gate which leads to a path that takes you to the rear of the property.

At the rear there is a concrete area and a slabbed patio with a low level wall to two sides, a trellis fence and gates lead to the lawned garden which has borders to the sides and there is a path leading to the shed positioned at the bottom of the garden. There is a vegetable garden area, a brick wall to the left hand boundary and fencing and natural screening to the right hand side and rear boundaries. An outside light and external tap are provided at the rear of the house.

## Garage/Workshop

34'2 x 12'7 to 9'3 approx (10.41m x 3.84m to 2.82m approx)

The large detached garage is positioned to the left of the property and this has double opening doors at the front, two windows at the side and a window at the rear, a side entrance door and lighting and power are provided within 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.

8433AMMP

## 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

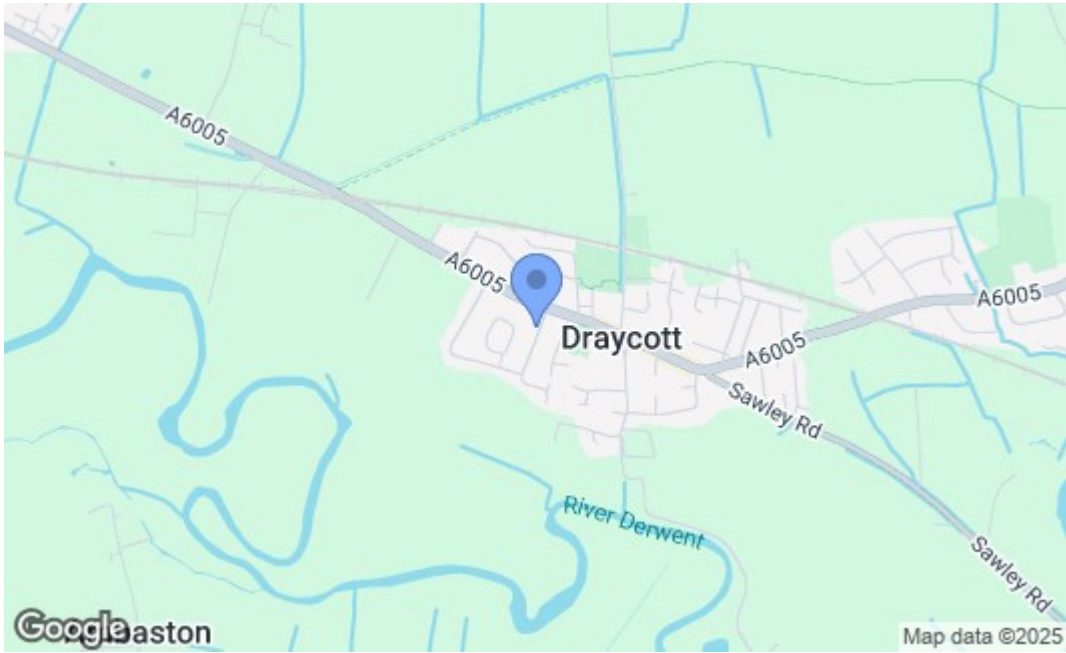
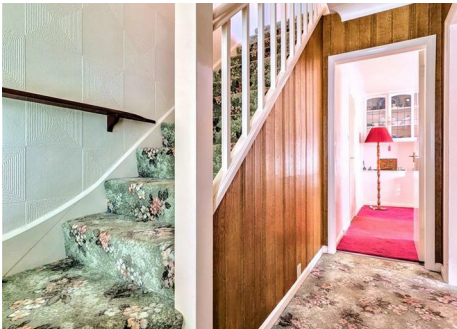
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.