



**37 Cleveland Avenue, Draycott  
Derby, DE72 3NR**

Three bedroom Victorian property with two separate reception rooms, a spacious kitchen/diner and a good size loft conversion. This superb property which oozes kerb appeal, is situated in an established located on a popular street, among a variety of attractive period properties. There are UPVC double glazed windows throughout, gas central heating fueled by a combination boiler and a modern log burning stove in the sitting room. The property also has a recently block paved frontage, complemented by a monocouche rendered bay window and a new front door. The master bedroom is very spacious indeed and there is a fantastic four piece family bathroom with contemporary ceramic tiles, a large bath and a walk in shower with rain fall head. To the rear is a good size walled garden with two seating areas, a level lawn and a timber shed. Draycott is a vibrant and desirable village location with a wealth of local amenities and bus links between Derby and Nottingham.



**£248,000**



## Entrance Hall

Entrance hall with Minton style ceramic floor tiles, a staircase to the first floor and a door leading to the dining room at the front.

## Dining Room 16' 5" x 12' 7" (5.00m x 3.83m)

A large UPVC double glazed bay window to the front, wooden flooring, space under the stairs for a large bookcase, a central heating radiator and double doors to the sitting room at the rear.

## Sitting Room 12' 7" x 11' 9" (3.83m x 3.58m)

A superb feature fireplace with a modern log burning stove and wooden flooring. There is also a central heating radiator, access to the kitchen, two wall lights and a UPVC double glazed window to the rear.

## Kitchen 20' 0" x 7' 7" (6.09m x 2.31m)

Fitted with a matching range of base and eye level units with laminate worksurfaces, a stainless steel sink drainer, an integrated dishwasher and space for appliances. These includes plumbing for a washing machine and space for a tall fridge freezer. There is also a wall mounted combination boiler, a ceramic tiled floor covering, a central heating radiator, two UPVC double glazed windows to the side and a UPVC double glazed back door.

## Bedroom 1 14' 5" x 9' 4" (4.39m x 2.84m)

UPVC double glazed window to the front, a central heating radiator and space for a dressing table in a cupboard over the stair well. This also includes a UPVC double glazed window to the front.

## Bedroom 2 11' 11" x 7' 1" (3.63m x 2.16m)

UPVC double glazed window to the rear and a central heating radiator.

## Bedroom 3 17' 7" x 12' 1" (5.36m x 3.68m)

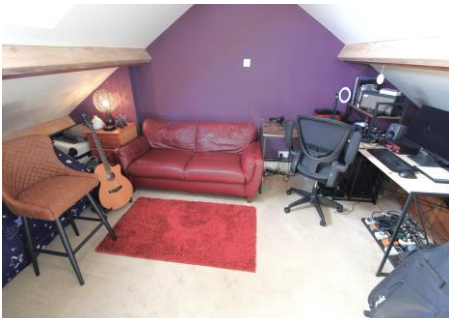
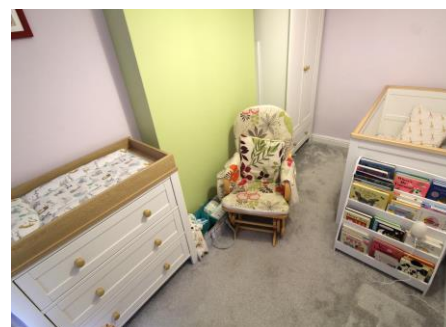
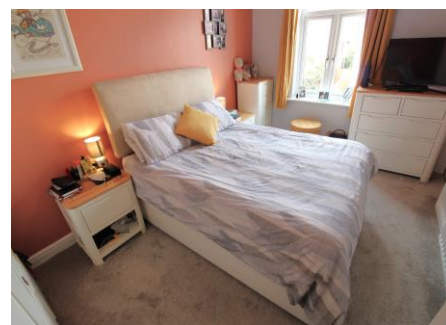
Spacious loft room with a Velux window to the rear, a central heating radiator and room for a double bed.

## Bathroom 8' 10" x 7' 4" (2.69m x 2.23m)

Stunning four piece family bathroom with beautiful contemporary tiles, a large walk in shower, a large bath, WC and a sink with drawers under and a lit mirror over. There is also a modern heated towel rail and a UPVC double glazed window to the rear.

## Outside

The property is set back from the road beyond a block paved frontage with a path on the right which leads to the rear garden. The rear garden has a large patio area off the kitchen and a level lawn and a second seating area to the rear. There is also a timber shed for storage.



Disclaimer  
This brochure has been created to represent the Everington and Ruddle’s perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

 **This certificate has expired.**

37, Cleveland Avenue Draycott DERBY DE72 3NR	Energy rating <b>E</b>	This certificate expired on: <b>20 July 2018</b>
		Certificate number: <b>8868-6223-4100-4939-8026</b>

Total floor area 90 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>74 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	<b>54 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		