

Cleveland Avenue

Draycott, Derby, DE72 3NR

John 
German







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£400,000

Stunning Victorian Villa showcasing the elegance of the period complete with original features cleverly worked in with modern fittings that bring the property bang up to date. High ceilings and beautifully proportioned rooms combined with craftsmanship that's just too expensive to emulate these days.

Entrance to the property is via a charming storm porch with decorative architectural stone work above. The porch has been fitted with two pendant lights with entertaining bowler hat light shades! A traditional part glazed entrance door with a top light opens into the entrance hall which has a beautifully preserved "Minton" tiled floor, coved ceiling and a decorative ceiling arch with plaster corbels. Stairs rise to the first floor and internal doors lead off to the ground floor living spaces. To the front of the property is an elegant living room with high coved ceilings and a central ceiling rose, a large square bay window with decorative stone lintels, stone sills and sash effect uPVC double glazed windows overlooking the front elevation, sash effect uPVC double glazed window to the side, fireplace with inset log burning stove and granite hearth, central heating radiator and a neutral fitted carpet.

The dining room also has a log burning stove and sash effect uPVC double glazed windows to the side and rear, coved ceiling, built-in understairs storage cupboard and a neutral fitted carpet.

There is a lovely spacious dining kitchen with plenty of natural light coming from large double aspect uPVC double glazed windows. It is fitted with contrasting base units with composite worktops, one and a quarter bowl sink unit with mixer tap, integrated dishwasher, fridge and freezer, washing machine and a built-in range cooker with extractor hood over. A polished ceramic tile floor runs through to a spacious dining area that has a central heating radiator, rustic wood panelled feature wall, ceiling spot lighting plus a part glazed entrance door to the rear garden.

Stairs ascend to the first floor with a neutral fitted carpet runner and chrome stair rods leading to a spacious landing having a built-in linen cupboard, neutral fitted carpet and internal doors leading off to the bedrooms and bathroom.

The front and rear bedrooms have original stained glass top lights above the doors. Bedroom one is a stunning master (has been split previously to create two separate bedrooms) with two sash effect uPVC double glazed windows to the front, central heating radiator and a neutral fitted carpet.

Bedrooms two and three have sash effect uPVC double glazed windows overlooking the rear garden, central heating and neutral carpets.

The refitted bathroom is stunning with a luxury modern but classic four piece suite comprising wall mounted wash basin with chrome fittings, concealed flush WC, free standing oval bath and a walk-in double shower with rain shower and glass screen. Contrasting wall tiling, patterned tile floor and a sash effect uPVC double glazed window to the side.

Outside the property is set back from the road behind a low boundary wall with a low maintenance front garden and a large double width driveway to the side.

There is a double width lawned rear garden with raised borders, a combination of block paving and timber decked seating areas and a raised sun terrace at the rear of the garden. Included in the sale is the impressive children's play area with a tree house slides and swings. There is also a water tap and a brick built external toilet which is fully functioning and decorated in a similar tongue in cheek fashion as the house making it an unusually pleasant place to be.

The garage is divided into two sections and the measurements are sufficient to allow conversion into a double garage if required. The right-hand side is currently the garage but used at the moment as a home gym with power and lighting connected, inspection pit, window to the rear, vehicular door to the front and a courtesy door to the rear. There is also an exterior mounted electric car charging point on this side. The workshop area also has power and lighting as well as a window to the rear. The workshop is fitted with a small log burning stove so you can work in comfort even in colder weather.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Erewash Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29082024



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Ground Floor Building 1



Floor 1 Building 1

Approximate total area

1574.22 ft²

146.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 2



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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent

