



Balmoral Road,  
Borrowash, Derbyshire  
DE72 3FZ

**Price Guide £315-325,000**

**Freehold**



THIS IS AN EXTENDED PROPERTY WHICH HAS A STUNNING LIVING/DINING KITCHEN, FOUR BEDROOMS AND SOUTHERLY FACING REAR GARDEN.

Robert Ellis are pleased to be instructed to market this extended, four bedroom semi detached home which since being originally constructed has had a ground floor extension added at the rear and the attic has been converted into a fourth bedroom. For the size and layout of the accommodation and privacy of the Southerly facing garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. Borrowwash is a most sought after village which has a number of local amenities and facilities, there are walks in the nearby open countryside and at Elvaston Castle and excellent transport links help to make it a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the enlarged accommodation derives all the benefits from having gas central heating and double glazing. The accommodation includes a reception hall with a ground floor w.c. off, lounge, the exclusively fitted and equipped dining/living kitchen which has bi-fold doors leading out to the rear garden and to the first floor the landing leads to three bedrooms and the large shower room which has a mains flow shower system. From the first floor landing there are stairs taking you to the second floor where there is a further double bedroom. Outside there is a garden and drive to the front, a garage to the left hand side of the house and at the rear a private Southerly facing garden which provides a lovely place to sit and enjoy outside living.

Borrowwash offers a number of local amenities and facilities including a Co-op store, a well known butchers and fish mongers, with further shopping facilities being found in Spondon where there is an Asda, Pride Park and in Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and at Elvaston Castle which is only a few minutes drive away 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

Open porch with quarry tiled flooring leading through a UPVC front door with an inset opaque glazed panel and opaque double glazed side panels to:

## Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, Karndeian style flooring which extends through into the living/dining kitchen, radiator and cornice to the wall and ceiling.

## Ground Floor w.c.

Half tiled with a low flush w.c. and hand basin with mixer tap and cupboard under, Karndeian style flooring, opaque double glazed window and an extractor fan.

## Lounge/Sitting Room

15' plus bay x 12' approx (4.57m plus bay x 3.66m approx)  
Double glazed bay window with fitted blind to the front, Adam style fireplace with an inset and hearth, radiator, cornice to the wall and ceiling, dado rail to the walls and two wall lights.

## Living/Dining Kitchen

17' x 15' approx (5.18m x 4.57m approx)  
This extended room has navy blue fitted units with brushed brass fittings and includes an induction hob set in an L shaped work surfaces with an extensive range of cupboards and drawers below, Belfast sink with a mixer tap set in a central island which has eating/breakfast area on one side and a wine cooler, integrated dishwasher and cupboards beneath with three lights over the central island, housing for an American style fridge/freezer with cupboards to either side and above, double oven with cupboards above and below, matching eye level wall cupboards and a display cabinet with lighting beneath, tiling to the walls by the work surface areas, Karndeian style flooring, two feature radiators, two Velux windows and recessed lighting in the sloping ceiling and a five panel bi-folding door leading out to the rear garden.

## First Floor Landing

Double glazed window with blind to the side, stairs leading to the second floor, built-in cupboard and panelled doors to:

## Bedroom 1

12' x 11' approx (3.66m x 3.35m approx)  
Double glazed window with fitted blind to the front, double built-in wardrobe with sliding doors and cupboard over, radiator and a dado rail to the walls,

## Bedroom 2

11' x 10' approx (3.35m x 3.05m approx)  
Double glazed window to the rear, radiator, double built-in wardrobe with cupboards over and a further built-in cupboard.

## Bedroom 3

8' x 7' approx (2.44m x 2.13m approx)  
Double glazed window with fitted blind to the front and a radiator.

## Shower Room

The shower room has a large walk-in corner shower with a mains flow shower system, tiling to two walls, a glazed door and protective screens,

hand basin with two swan neck mixer taps having two drawers below and a cabinet and mirror to the wall above, low flush w.c., radiator with rail over, two opaque double glazed windows, extractor fan, cornice to the wall and ceiling and tiled effect laminate flooring.

## Second Floor

### Bedroom 4

18' to 12' x 11' approx (5.49m to 3.66m x 3.35m approx)  
Having double glazed windows to the rear, built-in storage cupboards/access to roof space to either side of the room, radiator and there is a wall mounted boiler in a recess.

## Outside

At the front of the property there is a lawn with borders to the side and a hedge to the front boundary and there is a drive in front of the garage with double opening gates between the garage and house providing access to the rear garden.

At the rear of the property there is a concrete patio area leading onto a lawn with borders and there is natural screening and fencing to the boundaries. There is an outside water supply and external lighting provided and in the bottom left hand corner there is a shed which will remain at the property when it is sold.

## Garge

The brick built garage has an up and over door to the front, a pitched tiled roof, door and window to the side, power and lighting is provided and there is also plumbing for an automatic washing machine in the garage.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott and into Borrowash. At the 'T' junction turn left into Nottingham Road, right into Barrons Way and right again into Balmoral Road.

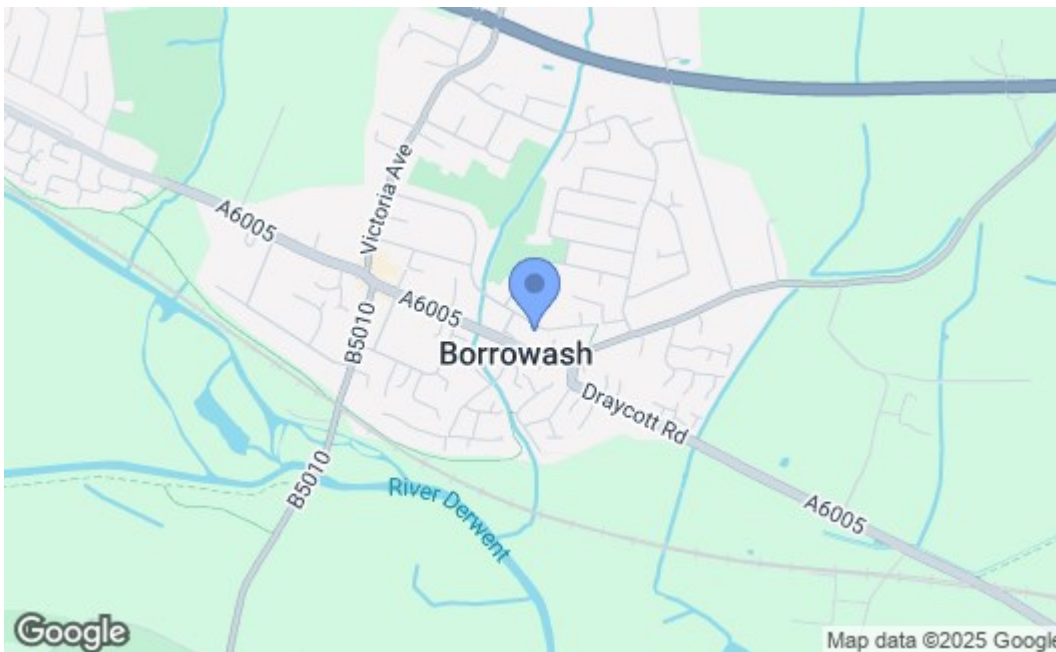
## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 10mbps Superfast 80mbps Ultrafast 1000mbps  
Phone Signal – EE, 02, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No, surface water very 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			
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.