



Hawthorne Avenue,
Borrowash, Derbyshire
DE72 3JN

Price Guide £225-230,000
Freehold

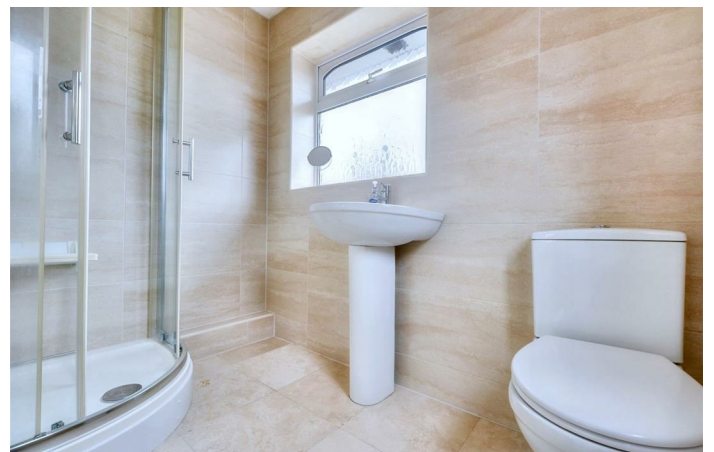


A SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, ENCLOSED REAR GARDEN AND GARAGE WITHIN THIS QUIET VILLAGE LOCATION, BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed and bring to the market this fantastic three bedroom semi-detached property, being sold with no onward chain. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. There is ample off street parking to the front with a generous mature garden to the rear making this the ideal home for a wide range of buyers including first time buyers, families, investors and people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises, An entrance hallway, bay fronted lounge and open plan kitchen/diner to the rear with a further bay window overlooking the garden. To the first floor, the landing leads to three generous bedrooms with bedrooms one and three benefiting fitted wardrobe space. There is also a three piece family shower room suite. To the exterior, the property benefits a small garden and off street parking to the front setting it away from the road with access to the side through gates into the garden. There is a large turfed and mature garden here with access into the concrete section garage.

Located in the popular village of Borrowwash, close to a wide range of local schools, shops and parks. Borrowwash village offers everything a buyer would be looking for and is walking distance to lovely restaurants, bars, butchers, fish mongers, shops, bridal boutiques, delis and more. Elvaston castle is within walking distance to this property as well as it benefiting fantastic transport links such as nearby bus stop and easy access to major road links like the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away.



Entrance Hall

Double glazed front door, carpeted flooring, radiator, under stairs storage cupboard, ceiling light.

Lounge

13'9 x 11'1 approx (4.19m x 3.38m approx)

Double glazed bay window overlooking the front, carpeted flooring, radiator, gas fire, ceiling light.

Kitchen/Diner

9'6 x 11'1 approx (2.90m x 3.38m approx)

Double glazed bay window overlooking the rear, carpeted flooring, radiator, gas fire, ceiling light. To the kitchen area there are double glazed windows to the side and rear, double glazed door to the side, range of wall and base units with work surfaces over, inset sink and drainer, plumbing for a washing machine, space for appliances.

First Floor Landing

Double glazed patterned window overlooking the side, carpeted flooring, loft access, built in storage cupboard, ceiling light.

Bedroom 1

11'0 x 10'5 approx (3.35m x 3.18m approx)

Double glazed window overlooking the front, carpeted flooring, built in storage cupboard, radiator, ceiling light.

Bedroom 2

12'0 x 9'8 approx (3.66m x 2.95m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

Bedroom 3

8'8 x 7'5 approx (2.64m x 2.26m approx)

Double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Family Shower room

5'1 x 7'1 approx (1.55m x 2.16m approx)

Double glazed patterned windows overlooking the side and the rear, tiled flooring, low flush w.c., single enclosed shower unit, pedestal sink, heated towel rail, ceiling light.

Outside

To the front of the property there is a small garden setting

the house away from the road and off street parking via a driveway with access to the side. Through metal gates there is access into the rear garden and garage. The garden has a patio area, lawn and mature flower beds.

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 Borrowwash. At the crossroads turn right onto Nottingham Road, left onto Priorway Avenue which then becomes Hawthorne Avenue and the property can be found as identified by our for sale board.

8262RS

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 AND VIRGIN

Broadband Speed - Standard 28mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water high

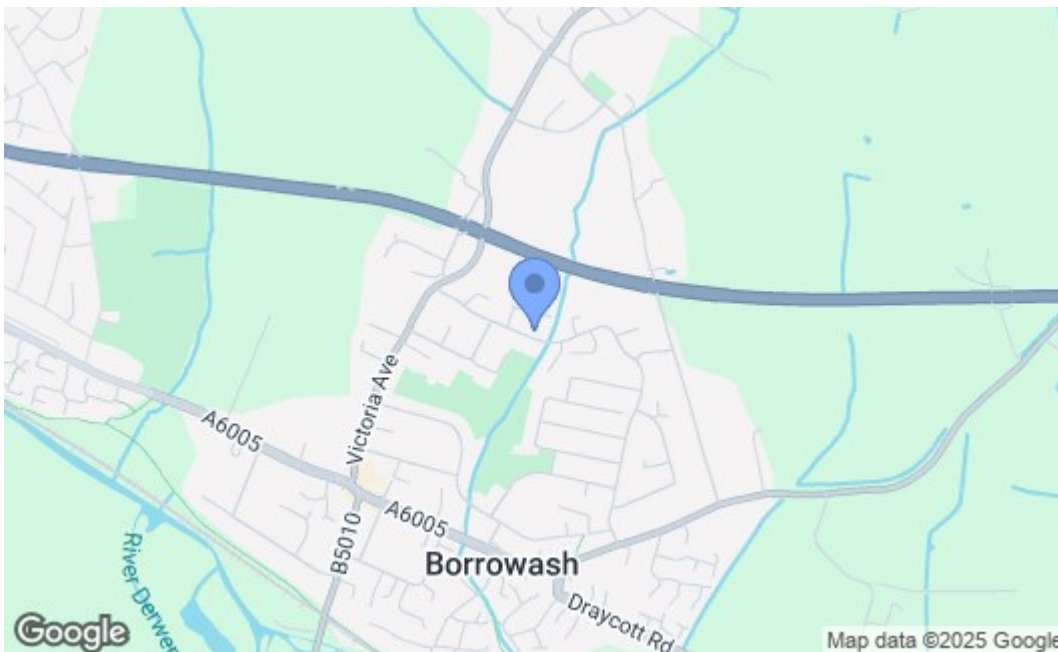
Flood Defenses – No

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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.