



Borrowdale Drive,  
Long Eaton, Nottingham  
NG10 3PL

**O/O £270,000 Freehold**





AN EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE FOUND IN THIS SOUGHT AFTER LOCATION, CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS.

Robert Ellis are delighted to offer this extended semi detached home on Borrowdale Drive. Offering fantastic space throughout, this is an ideal opportunity for a growing family to put their own mark on a home whilst while enjoying the space that this property has to offer. The property is ideally located just a short distance from local shops and amenities in addition to being set within close proximity to Dovedale Primary School. The property is set back from the road and offers off road parking. Another huge benefit about this properties location in the open grassed area providing a fantastic open aspect.

The property benefits from double glazing, gas central heating and has been extended to the side and the rear aspect. Internal accommodation briefly compromises of an entrance porch, spacious lounge that provides access to the first floor and to the kitchen. The kitchen provides access to the utility room and dining room, with the dining room opening to the rear garden via French doors.. The utility room offers a WC just off it in addition to a further reception room that is ideal for an office or play room. To the first floor, there are four bedrooms and the main bathroom.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton, which is only a few minutes walk away, and at East Midlands Parkway and the A52 ad other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Double glazed door to the front, laminate flooring and door to:

### Lounge

13'6" x 14'1" approx (4.11m x 4.29m approx)

Double glazed window to the front, radiator, laminate flooring, stairs to the first floor and door to:

### Kitchen

14'3" x 10' approx (4.34m x 3.05m approx)

Double glazed window to the rear, wall and base units with work surfaces over, inset stainless steel circular sink, integrated electric oven, four ring gas hob and extractor over, plumbing for a washing machine and tumble dryer, laminate flooring, door to utility room and dining room.

### Utility Room

Radiator, doors to office/play room and to:

### Ground Floor w.c.

Having a low flush w.c., pedestal wash hand basin and extractor fan.

### Office/Play Room

16'3" x 6'6" approx (4.95m x 1.98m approx)

Double glazed window to the front, laminate flooring and a radiator.

### Dining Room

11'3" x 13'5" approx (3.43m x 4.09m approx)

Double glazed French doors to the rear, laminate flooring, radiator and double glazed door to the rear.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

14'5" x 10'7" approx (4.39m x 3.23m approx)

Two double glazed windows to the front, laminate flooring and a radiator.

### Bedroom 2

16' x 8'3" approx (4.88m x 2.51m approx)

Double glazed window to the front, built-in wardrobes, laminate flooring and a radiator.

### Bedroom 3

8'10" x 7'10" approx (2.69m x 2.39m approx)

Double glazed window to the rear and a radiator.

### Bedroom 4

7'2" x 6'7" approx (2.18m x 2.01m approx)

Double glazed window to the rear, radiator and coving to the ceiling.

### Bathroom

Double glazed window to the rear, low flush w.c., pedestal wash hand basin, panelled bath with electric shower over, coving to the ceiling, chrome heated towel rail.

### Outside

To the front of the property there is off road parking and a gravelled area with shrubs and borders, panelled fencing to the boundaries.

To the rear there is a patio area, lawned garden, outside garden shed and panelled fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right onto Wilsthorpe Road. At the next mini island turn left onto Dovedale Avenue continuing round and turn fourth right into Wharfedale Road, first right into Calderdale Drive branching right into Borrowdale Drive where the property can be found on the right hand side.

8277AMCO

### 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 4mbps Superfast 37mbps Ultrafast 1000mbps

Phone Signal – EE, O2, 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.