



Princess Drive,  
Borrowash, Derbyshire  
DE72 3LQ

**Price Guide £525-535,000**  
**Freehold**

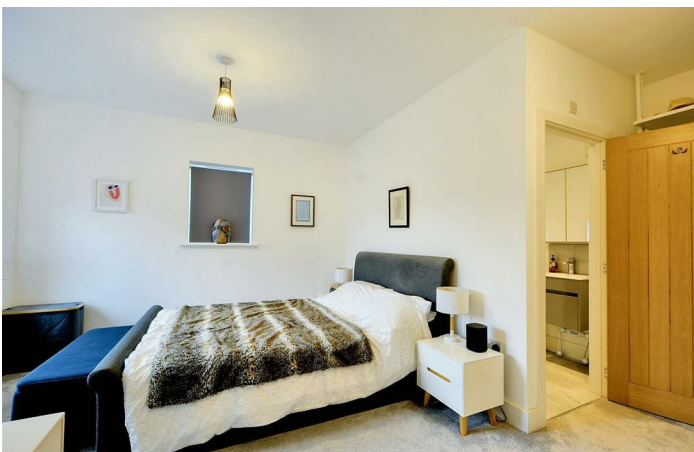


THIS IS A STUNNING FOUR BEDROOM DETACHED HOME SITUATED AT THE HEAD OF A PRIVATE DRIVE WHICH HAS OPEN PLAN GROUND FLOOR LIVING ACCOMMODATION INCLUDING A SITTING ROOM/LOUNGE, DINING AREA AND AN EXCLUSIVELY FITTED KITCHEN.

Being located just off Princess Drive in Borrowwash, this almost brand new four bedroom home will, we are sure, appeal to people who are looking for this size of property in Borrowwash village, with the house being well placed for easy access to all the amenities and facilities provided by Borrowwash and the local area. The property was only constructed by a local builder approx. two years ago and is highly appointed throughout and for the size and layout of the accommodation and privacy of the landscaped garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. The house is situated close to excellent local schools, shops in the middle of Borrowwash and Elvaston castle is only a couple of minutes drive away, all of which have helped to make this an extremely popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and being a new build property will be covered by the usual guarantees provided. The accommodation is entered through a stylish composite front door from the open porch and includes a spacious reception hall which has Karndean flooring with underfloor heating that extends across the whole of the ground floor living accommodation and off the hall there is a ground floor w.c. The open plan living space has an exclusively fitted kitchen area with dark blue Shaker style units and several integrated appliances, there are bi-fold doors leading out to the garden from the dining part of the living space and the lounge/sitting area has French doors, again leading out to the garden. There is a most useful utility room off the kitchen and to the first floor the landing leads to the four good size bedrooms with the main bedroom having a luxurious en-suite shower room and the family bathroom has a separate walk-in mains flow shower as well as a stand-alone bath. Outside there is parking for two vehicles at the front of the house and there are paths either side of the property leading to the main garden which has been landscaped and designed to keep maintenance to a minimum with there being a path and patio at the rear of the house, there is a covered seating area next to the newly installed garden room which could be an office, gym or similar, there is an astroturf lawn with a raised bed running across the rear of the garden and privacy is provided by having quality fencing to the three boundaries.

Borrowwash is a very sought after village which is situated between Derby and Nottingham and there is a Co-op store, a Bird's bakery, a quality butcher and fishmonger provided in the village with more shopping facilities being found in Asda at Spondon and Sainsbury's at Pride Park and a Tesco, Asda, Lidl and Aldi stores in Long Eaton, there are healthcare and sports facilities which include several local golf courses, walks at Elvaston Castle and in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



## Porch

Open porch with a pitched tiled roof, outside lighting either side of the front door and an EV charging point.

## Reception Hall

Stylish composite front door with inset double glazed block panel, double glazed window to the side, stairs with a feature oak balustrade leading to the first floor, recessed lighting to the ceiling, Kardean flooring with underfloor heating which extends across the whole of the ground floor, oak doors to the living area and to the ground floor w.c.

## Ground Floor w.c.

Having a white low flush w.c. and a hand basin with mixer tap, cupboard under and tiled splashback and Kamdean style flooring with underfloor heating.

## Open Plan Living/Dining Kitchen

32' x 23' overall approx (9.75m x 7.01m overall approx)

## Kitchen Area

15' x 9'2 approx (4.57m x 2.79m approx)

The open plan kitchen area is fitted with dark blue Shaker style units having copper fittings and onyx work surfaces and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with an integrated dishwasher and cupboards below, oven and a combination oven with cupboards above and below, upright integrated fridge/freezer, two up-right shelved storage cupboards, induction hob with an extractor fan incorporated in a central island with an onyx work surface, seating for three people to one side and cupboards and drawers below, two Velux windows to a sloping ceiling over the kitchen area, recessed lighting to the ceiling and double glazed windows to the front and side.

## Dining Area

19' x 14' approx (5.79m x 4.27m approx)

The dining area within the open plan living space has a four panel bi-folding door leading out to the garden, double glazed window to the side, Kardean flooring with underfloor heating and recessed lighting to the ceiling.

## Lounge/Sitting Area

16' x 14' approx (4.88m x 4.27m approx)

The lounge/sitting area within this open plan living space has double glazed French doors leading out to the garden and a double glazed window to the side, recessed lighting to the ceiling and Kamdean flooring with underfloor heating.

## Utility Room

7' x 5' approx (2.13m x 1.52m approx)

The utility room has a stainless steel sink with a mixer tap set in a work surface with cupboards below, housing for an automatic washing machine and tumble dryer, tiling to the walls by the work surface areas, double glazed window to the front, Baxi wall mounted boiler, recessed lighting to the ceiling, extractor fan, Kardean flooring with underfloor heating and a built-in cupboard which houses the manifolds for the underfloor heating, the electric consumer unit and the electric meter.

## First Floor Landing

The feature oak balustrade continues from the stairs onto the landing, radiator, double glazed window on the half landing, hatch with ladder to the loft and oak panelled doors leading to the bedrooms and bathroom.

## Bedroom 1

16' to 10'10 x 14' approx (4.88m to 3.30m x 4.27m approx)

The main bedroom has two double glazed windows with blinds, radiator and an oak panelled door leading to:

## En-Suite

The en-suite to the main bedroom includes a large walk-in shower with a mains flow shower system having a rainwater shower head and a hand held shower, tiling to three walls and a sliding glazed door with a protective screen, low flush w.c, hand basin with a mixer tap, drawer under and a tiled splashback with a mirror fronted cabinet above, recessed lighting to the ceiling, opaque double glazed window, chrome ladder towel radiator, extractor fan and tiled flooring.

## Bedroom 2

10' x 9' approx (3.05m x 2.74m approx)

Two double glazed windows with roller blinds and a radiator.

## Bedroom 3

13' x 8' approx (3.96m x 2.44m approx)

Double glazed window with a fitted blind to the side and a radiator.

## Bedroom 4

13' to 10' x 6' approx (3.96m to 3.05m x 1.83m approx)

Double glazed window with a fitted blind and a radiator.

## Bathroom

The main bathroom has a stand alone bath with a floor mounted mixer tap/hand held shower with tiling to three walls around the bath, corner shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and a curved glazed door with protective screens, low flush w.c. and hand basin with a mixer tap, drawer under a tiled splashback and a mirror fronted cabinet above, chrome ladder towel radiator, two opaque double glazed windows, tiled flooring, recessed lighting to the ceiling and an extractor fan.

## Outside

There is a shared driveway at the front of the house which leads to parking for two vehicles next to the property. There is an outside EV charging point by the front door and paths leading either side of the house providing access to the main garden.

The garden is situated at the side of the property and there is a pathway leading to a patio area by the French doors coming out of the sitting room/lounge, there is an astroturf lawn with a raised bed running along the rear boundary, there are two mature trees providing natural screening and the garden is kept private by having fencing to the boundaries. There is a path to the left of the house which provides access around the property to the front and there is also a path to the right hand side which provides access to the parking area at the front of the house. External power points, lighting and an outside tap are provided and next to the garden room there is a covered seating area which will remain at the property when it is sold.

## Garden Room

9' x 7' approx (2.74m x 2.13m approx)

The garden room has two full height double glazed doors with fitted blinds and a double glazed full height window with a blind to the side leading out to the garden and power and lighting is provided inside the garden room and there is lighting on the outside.

## 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. Continue along Derby Road and take the left hand turning into Princess Drive where the property can be found on the left.  
8276AMMP

## Council Tax

Erewash Borough Council Band E

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 47mbps 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

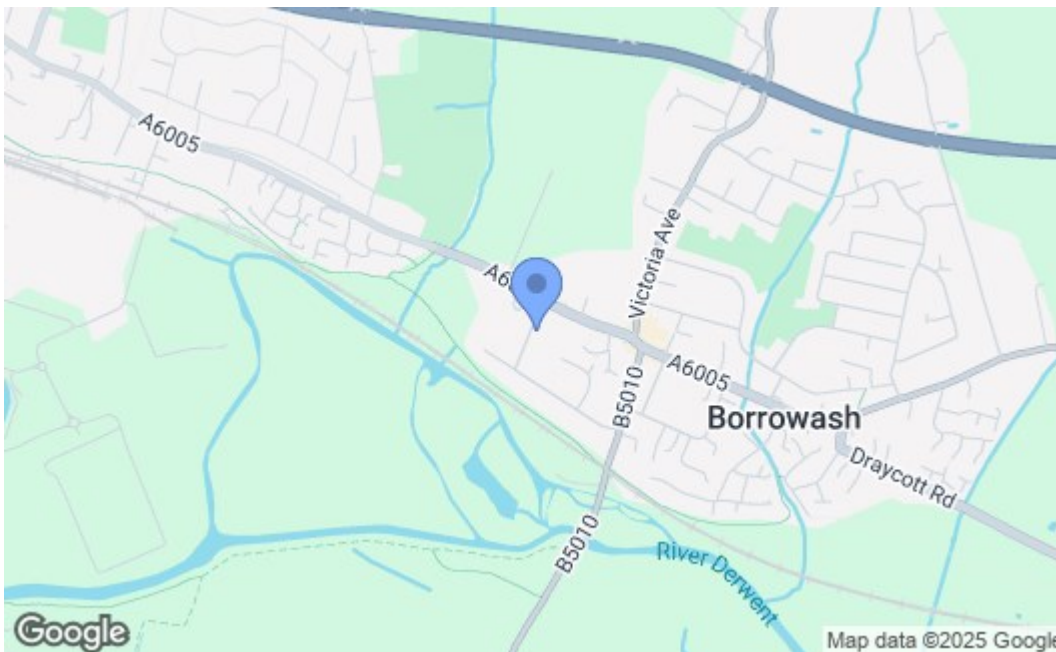
Other Material Issues – No





22A PRINCESS DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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.