



Newbold Avenue,  
Borrowash, Derbyshire  
DE72 3GL

**O/I/E £199,995 Freehold**



THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A QUIET CUL-DE-SAC ON THE EDGE OF BORROWASH.

Being located on Newbold Avenue, this traditional three bedroom semi detached property offers a lovely home which provides the opportunity for a new owner to stamp their own mark on their next property. The house will suit a whole range of buyers, from people buying their first home through to families who require a three bedroom property which is close to excellent local amenities and facilities. For the size and layout of the accommodation and privacy of the rear 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. Borrowwash provides a number of local amenities and facilities including a Co-op convenience store and there are also excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the UPVC wood grain effect front door, the accommodation includes a reception hall, from which stairs take you to the first floor, and a door leads into the lounge which has a feature Adam style fireplace and a Georgian glazed door leading to the large dining kitchen which has wall and base units and a door leading out to the rear garden. To the first floor the landing leads to the three bedrooms and the bathroom which has a white suite with a mains flow shower over the bath. Outside the garden area at the front has been landscaped and now provides a block paved driveway and seating area, various pebbled areas and there is a path running down the right hand side of the house to a gate which provides access to the rear garden. At the rear of the property there is a patio leading onto a large lawned garden with spaces at the bottom for a shed and greenhouse, with the garden being kept private by having fencing to the boundaries.

Borrowwash offers a number of local amenities and facilities including a Co-op convenience store, a quality butcher, a Bird's bakery and fishmongers, there are excellent schools for younger children with schools for older children being within easy reach, healthcare and sports facilities including several local golf courses, walks in the surrounding open countryside and at Elvaston Castle which is only a couple of minutes drive away 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 Nottingham, Derby and other East Midlands towns and cities.



UPVC wood grain effect front door with an inset opaque glazed leaded panel and an outside light leading to:

### Reception Hall

Stairs with hand rail leading to the first floor, radiator, Georgian glazed door leading to:

### Lounge/Sitting Room

13'11" x 13'2" approx (4.24m x 4.01m approx)

Double glazed leaded window with fitted vertical blinds to the front, Adam style fireplace with a mirrored panel above and a coal effect gas fire with an inset and hearth to one side of the chimney breast, radiator, pine flooring and a Georgian glazed door leading to the dining kitchen.

### Understairs Storage Cupboard

With a double glazed window to the side and the electric consumer unit and meter are housed in this cupboard.

### Dining Kitchen

17'4" x 9'5" approx (5.28m x 2.87m approx)

The kitchen has a stainless steel sink with a double cupboard and drawer below, work surface with a cupboard, drawer and spaces for an automatic washing machine and dishwasher beneath, space for a cooker, work surface with a double cupboard and two drawers under, upright shelved storage cupboard, radiator, double glazed window to the rear, two double eye level wall cupboards, hood and back plate to the cooking area, tiled walls to the work surface areas, double glazed leaded window to the rear and a half opaque double glazed door leading out to the rear garden.

### First Floor Landing

Double glazed leaded window to the side, a Baxi boiler is housed in the built-in airing/storage cupboard, hatch to the loft and doors to:

### Bedroom 1

11'9" x 9'4" approx (3.58m x 2.84m approx)

Double glazed leaded window with fitted vertical blinds to the rear and a radiator.

### Bedroom 2

10'2" x 8'4" approx (3.10m x 2.54m approx)

Double glazed leaded window with fitted vertical blinds to the front, radiator and pine flooring.

### Bedroom 3

10' x 8'5" max approx (3.05m x 2.57m max approx)

Double glazed leaded window with fitted vertical blind to the front, radiator and pine flooring.

### Bathroom

The bathroom has a white suite with a panelled bath having a chrome hand rail and a mains flow shower over with tiling to the walls, low flush w.c. and hand basin with a double cupboard under and a double mirror fronted wall cabinet above, chrome ladder towel radiator, pine flooring, opaque double glazed leaded window.

### Outside

At the front of the property the garden area has been landscaped and now provides a block paved driveway, there are various pebbled areas and a path runs down the right hand side of the house to a gate which provides access to the rear garden, there is a hedge to the right hand boundary and a low level fence to the left hand side.

At the rear there is a patio leading onto a good size lawned garden with space for a shed and greenhouse at the bottom of the garden and there is fencing to the side boundaries, an outside water supply, external power points and lighting is provided.

### Directions

Proceed out of Long Eaton along Derby Road and continue through the villages and Draycott. On leaving Draycott entering Borrowash, Newbold Avenue can be found as a turning on the left with the property being found on the right.

8506AMMP

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

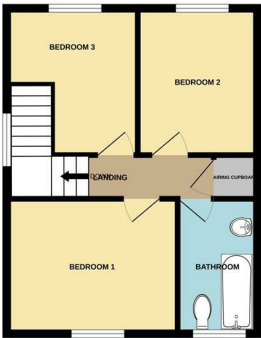
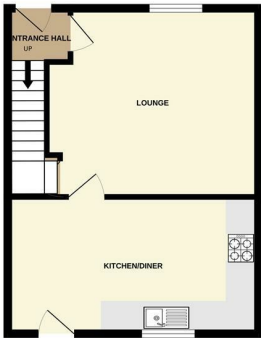
Other Material Issues – No



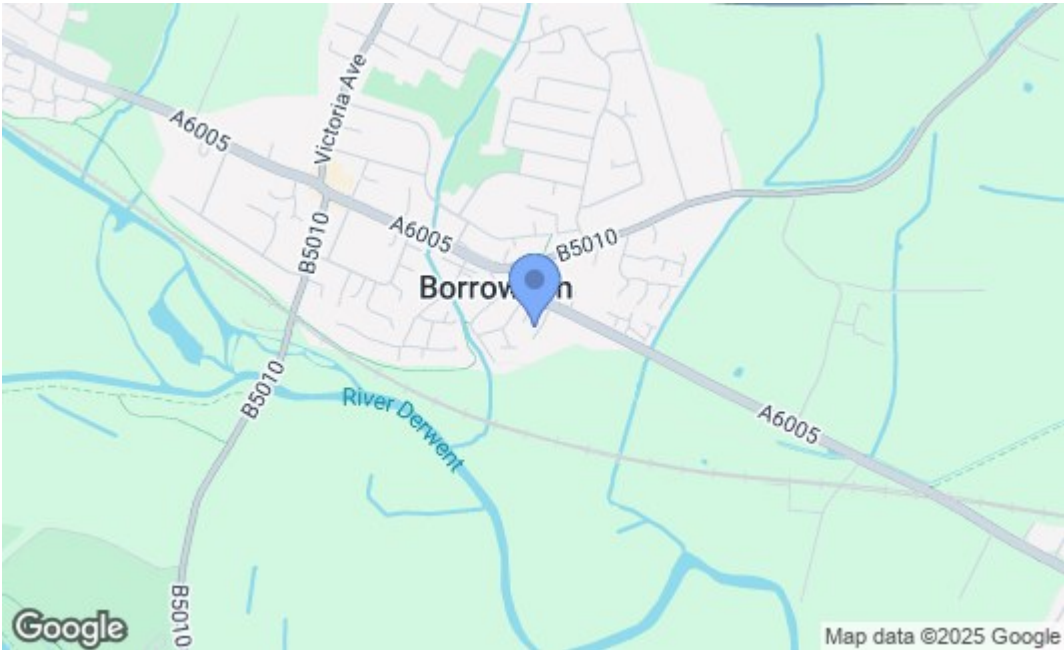
GROUND FLOOR



1ST FLOOR



We have every attempt 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 misstatement. The plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency can be given.  
Made with floorplan 12/2025



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 64        |
| (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 <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.