



Ashbrook Avenue,  
Borrowash, Derbyshire  
DE72 3JE

**£375,000 Freehold**





WHAT A STUNNER! A SUPERB EXTENDED FIVE BEDROOM HOME SITUATED IN SOUGHT AFTER BORROWWASH WITH LARGE DRIVEWAY WHICH HAS OPEN PLAN GROUND FLOOR LIVING ACCOMMODATION INCLUDING A BAY FRONTED LOUNGE, DINING AREA AND AN FULLY FITTED KITCHEN.

It gives Robert Ellis great pleasure to bring to the market this spacious, semi- detached family home situated in the ever popular location of Borrowwash. The property is well positioned for easy access to the excellent local schools which has been one of the main reasons people have wanted to move to the area over the past couple of decades. There are also many other amenities and facilities including excellent transport links, all of which have helped to make this a very popular and convenient place to live. The extended property provides deceptively spacious accommodation with a fantastic extension to the ground floor with two bedrooms and shower room downstairs and the well equipped open plan kitchen diner. The current owners have finished the cottage-style property to a very high standard - an early viewing comes highly recommended in order to appreciate all that is on offer. In particular the beautiful garden to the rear which is well established with mature shrubs and benefits from not being overlooked. Call the office today to arrange your viewing appointment!

The property has a cottage-feel, with wooden style windows and fittings and is constructed of brick to the external elevations all under a tiled roof with painted render and derives the benefit of modern conveniences such as gas central heating and UPVC double glazing. In brief the accommodation comprises of a light and airy entrance hallway with an oak built in cupboard, bay fronted lounge with a multi-fuel burner. Through the hallway, there is the open plan Kitchen diner with has a breakfast bar. The current owners have created a spacious dining room with bi-fold doors opening onto the rear enclosed garden. There are two bedrooms to the ground floor with a separate W.C and shower room. To the first floor, there are three further bedrooms and the family bathroom. The property is situated on a corner plot which provides ample off street parking in the form of a block-paved driveway. At the rear there is an enclosed garden and benefits from not being overlooked by another property, with block paved patio area, pergola for al-fresco living, sheds for storage, lawn and many beautiful shrubs, plants and flowers, it must be viewed!

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.





## First floor:

### Entrance Hall

6'4 x 10'9 (1.93m x 3.28m )

UPVC wooden-style entrance door with inset glass, and UPVC double glazed wooden-effect window to the front, slate tile flooring with ceiling light, door to the kitchen diner, door to the lounge, stairs to the first floor, in-built wooden storage cupboard, and a wall mounted radiator.

### Lounge

10'9 x 12'8 (3.28m x 3.86m)

UPVC wood-effect double glazed bay window to the rear, wall mounted radiator, ceiling light, two wall lights, multi-fuel burner with wooden surround and tiled hearth, and TV point.

### Open Plan Kitchen Diner

19' x 11'5 (5.79m x 3.48m)

UPVC double glazed wood-effect window to the front, tiled flooring, two ceiling lights, two in-built storage cupboards, and wall mounted radiator. The kitchen consists of cream shaker-style wall, base and drawer units to two walls, cream tile splashbacks, and an extended breakfast bar, with laminate rolled edge wood effect work top, feature wood engraved kick boards, stainless steel inset sink and drainer with a swan neck mixer tap, fan integral oven, and a four-ring electric hob with matching extractor above, space for a washing machine, space for a dishwasher, space for a large American fridge freezer, and opening into the dining room.

### Dining Room

12'6 x 12'5 (3.81m x 3.78m )

Sliding oak and cast iron door, bi-fold three pane anthracite grey doors opening into the rear garden, UPVC double glazed white window to the side rear garden, slate tiled flooring, double wall mounted radiator, ceiling light, recessed LED spotlights, and door to the inner-hallway, with two bedrooms and a bathroom off.

### Inner Hallway

11'4 x 3'1 (3.45m x 0.94m)

With tiled flooring, wall mounted radiator, composite back door with inset patterned glass, and recessed LED ceiling spotlights.

### Bedroom 4

10'4 x 8'6 (3.15m x 2.59m)

UPVC double glazed window with tiled windowsill to the rear, carpet flooring, double wall mounted radiator, LED recessed ceiling spotlight, and a panelled back wall.

### Bedroom 3

10'2 x 9'6 (3.10m x 2.90m)

UPVC double glazed window with tiled windowsill to the front, carpet flooring, double wall mounted radiator, and LED recessed ceiling spotlights.

### Downstairs Shower Room

7'5 x 2'8 (2.26m x 0.81m)

UPVC double glazed obscured window with tiled windowsill to the side, tiled flooring, recessed LED ceiling spotlights, low-flush WC, extractor fan, LED light-up mirror vanity wall unit, pedestal sink with waterfall mixer tap and tiled splashback, enclosed shower unit with mains fed rainfall effect shower over, and separate hand-held shower, white gloss brick-style tiles to the ceiling and glass door.

## Second Floor:

## First Floor Landing

8'8 x 5'8 (2.64m x 1.73m)

UPVC double glazed wood-effect window to the front elevation, carpet flooring, ceiling light, doors to the three bedrooms and bathroom, large in-built storage cupboard, housing the combination boiler, and access to the loft via a loft hatch.

### Bedroom 1

10'7 x 10'9 (3.23m x 3.28m )

Two UPVC double glazed wood-effect windows to the rear elevation, carpet flooring, wall mounted radiator, ceiling light and an in-built storage cupboard.

### Bedroom 5

7'8 x 8'2 (2.34m x 2.49m)

UPVC double glazed wood-effect window to the front elevation, carpet flooring, wall mounted radiator, recessed LED spotlights, storage cupboard over the stairs with a large in-built storage cupboard/wardrobe.

### Bedroom 2

9'3 x 12'2 (2.82m x 3.71m)

Dual aspect UPVC double glazed wood-effect windows to the side and rear elevation, carpet flooring, wall mounted radiator, ceiling lights, TV point, and an in-built storage cupboard.

### Bathroom

6'3 x 5'4 (1.91m x 1.63m)

Two UPVC double glazed wood-effect patterned windows to the side elevation, vinyl flooring, ceiling light, low-flush WC, large pedestal sink with mixer tap, tiling to the ceiling, bath with electric shower above, extractor fan, and a wall mounted radiator with towel rail.

## Outside

To the front of the property there are brick pillars, making an attractive entrance to the driveway, which is blocked paved providing car standing for five vehicles, a gated area for bin storage, and a brick-built pony wall, plant and tree borders with established plants and shrubs, courtesy lighting, CCTV cameras, and gated access and the left hand-side of the property leads to the rear garden.

To the rear of the property, there is a private and enclosed garden, which includes a blocked paved patio area, leading through to the rear of the garden, here there are several sheds for storage, a gated area with an established lawn and plant beds, and a feature pergola, perfect for alfresco dining.

## Directions

### Agents Notes - 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

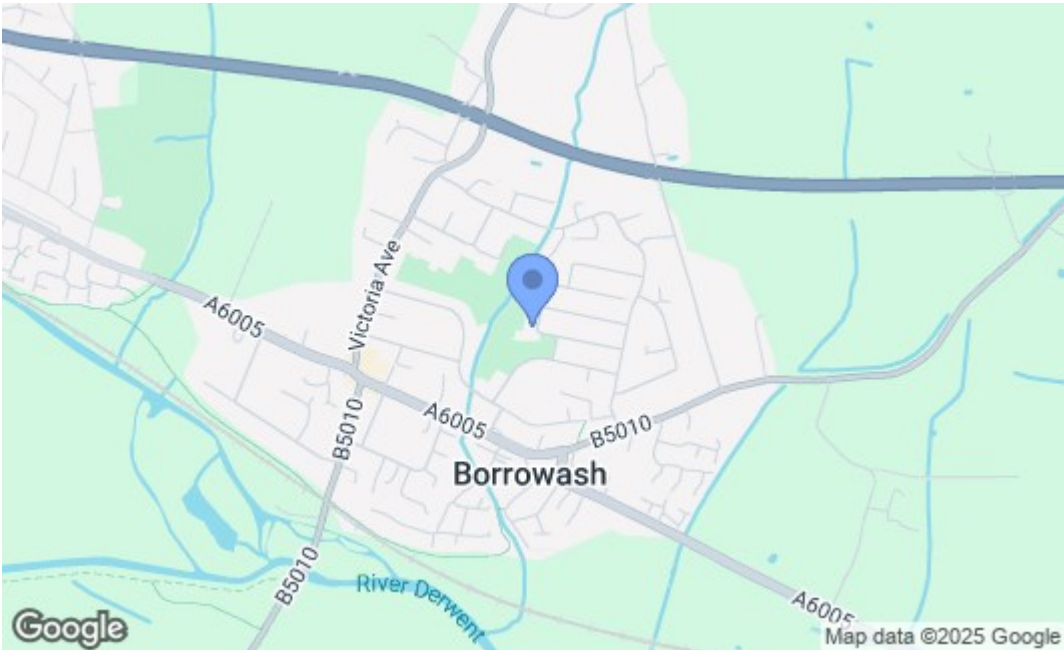
Other Material Issues – No

### Council Tax

Erewash Council Tax Band A



Robert Ellis  
ESTATE AGENTS



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 <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		
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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.