



Priorway Avenue,  
Borrowash, Derbyshire  
DE72 3HW

**£290,000 Freehold**





A THREE BEDROOM SEMI DETACHED HOUSE FOUND ON A GOOD SIZE PLOT IN THIS SOUGHT AFTER VILLAGE LOCATION.

Robert Ellis are delighted to offer to the market a fantastic opportunity to purchase this semi detached property situated in the heart of the of Borrowash. This three bedroom semi detached property offers an excellent opportunity for buyers looking to update and add value or create their dream home within a hugely popular residential location. Occupying a generous sized corner plot, the home offers huge potential for extension (subject to planning permission), making it ideal for growing families or investors. The property features a bay-fronted lounge, three well-proportioned bedrooms, a garage, and off-street parking. While some modernisation is required, the spacious layout and great location provide the perfect canvas to create a dream home. Positioned close to local shops, schools, and amenities, with easy access to major transport links, this home also benefits from no upward chain, ensuring a straightforward purchase process.

The property offers fantastic external space with huge potential and internally, accommodation internally briefly compromises of an entrance porch, hallway, a through lounge diner, kitchen, conservatory to the ground floor. To the first floor, there are three bedrooms and a bathroom.

the property is only a short walk away from the centre of Borrowash where there is a Co-op convenience store, a Bird's bakery, a quality butcher and fishmongers as well as Indian restaurants with several pubs being found in the nearby village of Ockbrook, there are excellent schools for all ages with an infant and primary school being in Borrowash and the choice of the West Park school at Spondon and Friesland school at Sandiacre for older children only being a short driving distance away, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and at Elvaston Castle and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Porch

Double glazed door to the front and door to:

## Hallway

Stairs to the first floor, doors to:

## Lounge/Diner

23'8 x 8'10 approx (7.21m x 2.69m approx)

Double glazed bay window to the front, parquet effect flooring, window to the rear, storage heater.

## Kitchen Diner

15'10 x 9' max approx (4.83m x 2.74m max approx)

Double glazed window to the rear, door to conservatory, matching wall and base units, stainless steel sink and drainer, storage heater, lino flooring, space for cooker and fridge freezer, part tiled walls.

## Conservatory

Double glazed door to the rear.

## First Floor Landing

Double glazed window to the side and doors to:

## Bedroom 1

10'7 x 13'3 approx (3.23m x 4.04m approx)

Double glazed bay window to the front, fitted wardrobes.

## Bedroom 2

10'4 x 10'2 max approx (3.15m x 3.10m max approx)

Double glazed window to the rear, fitted wardrobes.

## Bedroom 3

6'4 x 6'2 approx (1.93m x 1.88m approx)

Double glazed window to the front, storage heater.

## Bathroom

Double glazed windows to the side and rear, pedestal wash hand basin, low flush w.c., panelled bath, part tiled walls and cupboard housing the tank.

## Outside

Found on a good size corner plot enclosed with panelled fencing. Low maintenance garden with slabbed patio and shrubs to the borders.

## Garage

Single garage with up and over door.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston and Draycott. At the T junction turn right onto Nottingham Road and left into Priorway Avenue.

8684AMCO

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 3mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

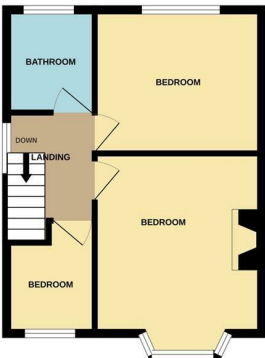


Robert Ellis  
ESTATE AGENTS

GROUND FLOOR



1ST FLOOR



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		
(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.