



Derby Road,
Borrowash, Derby
DE72 3HA

O/O £280,000 Freehold

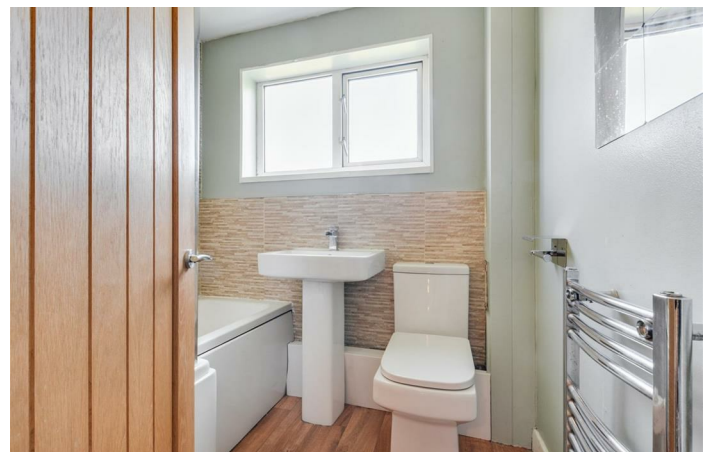


A FANTASTIC, SPACIOUS THREE-BEDROOM DETACHED FAMILY HOME IN THE HEART OF THE VILLAGE OF BORROWASH IN WALKING DISTANCE OF SHOPS AND AMENITIES WITH A LARGE DRIVEWAY, KITCHEN DINER AND BEING SOLD WITH NO UPWARD CHAIN!

Being located on Derby Road which is a quiet cul-de-sac close to the heart of Borrowash, this detached home provides the The property is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation and privacy of the garden at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is include in the property for themselves. Borrowash is a popular village location situated between Derby and Nottingham and with easy access to the A52 it is very popular and convenient place to live.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of having gas central heating and double glazing, with lovely oak internal doors throughout. Being entered through the front door, the accommodation includes a reception hall, a w.c/cloaks, extended lounge to the front, a open plan kitchen diner with sliding patio doors leading out to the rear garden. To the first floor the landing leads to the three bedrooms and the bathroom which has a light coloured suite with a shower over the bath. Outside there is an easily managed area a the front with a large driveway offering ample car standing for a caravan or motor home, a wide path to the right hand side and at the rear, patio/seating areas, there is a lawn with borders with the garden is kept private by having fencing to the three boundaries.

Borrowash is a popular village location which has a large Co-op convenience store, a Bird's bakery, quality butchers, fishmongers and two restaurants, while Ockbrook is only a short drive away where there are a variety of village pubs, there are excellent schools for all ages within easy reach, healthcare and sports facilities which include several local golf courses, Elvaston Castle is only a few minutes drive away which provides a lovely area to walk as does the open surrounding countryside 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 Derby, Nottingham and other East Midlands towns and cities.



Composite side entrance door with obscure light panel within leading to:

Inner Hallway

Radiator, understairs storage cupboard housing the electric consumer unit, cloaks cupboard with oak door, wood effect grey vinyl flooring and stairs to the first floor and oak doors to:

Cloaks/w.c.

Obscure timber framed single glazed window to the side, white two piece suite comprising of a low flush w.c., sink with vanity cupboard under, tiled splashback, wood effect grey vinyl flooring.

Living Room

18'8" max x 9'10" approx (5.7m max x 3m approx)
UPVC double glazed windows to the front and side, feature brick wall, decorative open chimney recess with slate hearth and recessed timber mantle.

Kitchen Diner

17'0" x 9'6" approx (5.19m x 2.9m approx)
UPVC double glazed windows to the rear, double glazed sliding patio doors to the side, wood effect wall, base and drawer units with laminate work surface over, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, integrated electric oven, integrated electric hob with stainless steel extractor hood over, plumbing and spaces for a dishwasher or washing machine, space for an under counter dryer, radiator, wood effect grey vinyl flooring.

First Floor Landing

Loft access hatch and oak doors to:

Bedroom 1

12'1" x 11'9" approx (3.7m x 3.6m approx)
UPVC double glazed window to the front, radiator, storage cupboard with hanging and shelving.

Bedroom 2

9'11" x 10'1" approx (3.04m x 3.09m approx)
UPVC double glazed window to the rear, radiator, storage cupboard housing the wall mounted Mains gas central heating boiler.

Bedroom 3

8'7" x 6'6" approx (2.62m x 1.99m approx)
UPVC double glazed window to the front, radiator.

Bathroom

6'5" x 5'5" approx (1.97m x 1.67m approx)
Obscure UPVC double glazed window to the rear, three piece white suite comprising of a shower bath with mains fed shower over having a rainwater head, chrome mixer tap and shower screen, tiled splashback, pedestal wash hand basin with chrome mixer tap, low flush w.c., chrome heated towel rail.

Outside

To the front of the property there is a pebbled area providing off road parking, pebbled driveway providing off road parking for approx. five vehicles or caravan/motor home, storage shed and access to the rear.

To the rear there is a lawned garden, pebbled seating area, mature borders with fence and hedge borders, slabbed path and a timber storage shed.

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. At the T junction turn left onto Derby Road and the property can be identified by our for sale board.

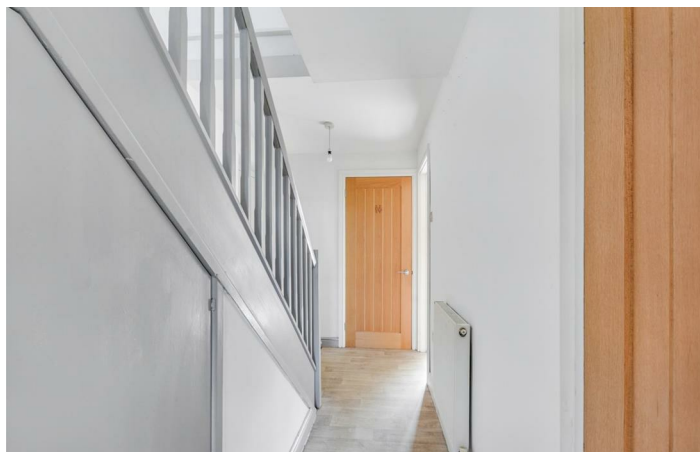
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Council Tax

Erewash Borough Council C

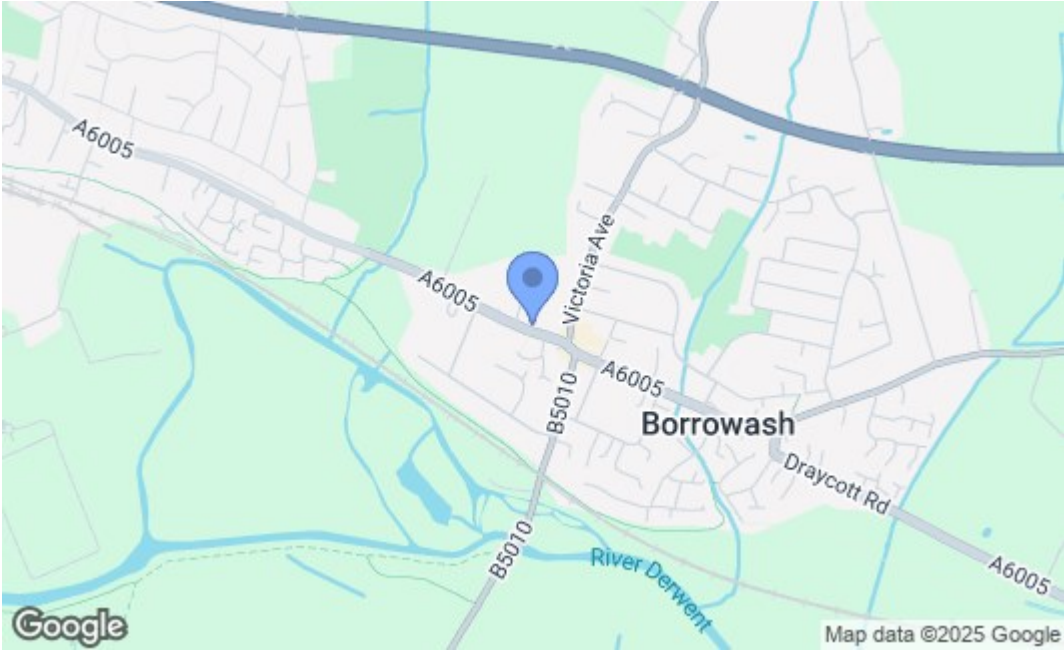
Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 13mbps Superfast 48mbps Ultrafast 180mbps
Phone Signal – EE, O2, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as a guide only and not as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Floorplan 12025



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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