

# Robert Ellis

*look no further...*



Nottingham Road,  
Borrowash, Derbyshire  
DE72 3FP

**Price Guide £180-190,000**  
**Freehold**

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#### A SUPERB AND STYLISH TWO DOUBLE BEDROOM END COTTAGE IN THE HEART OF BORROWASH

A true gem of an end cottage-style property, ideally positioned in the heart of Borrowash and having been fully upgraded to offer stylish, ready-to-move-into accommodation. The ground floor features a gorgeous open-plan kitchen diner, tastefully decorated and perfect for modern living, alongside a cosy lounge complete with a log burner, creating a warm and inviting atmosphere. To the first floor are two well-proportioned double bedrooms and a shower room, currently being upgraded by the present owners. Externally, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining. This charming cottage provides a perfect bolt hole, superbly located close to local pubs and shops, with excellent transport links to both Nottingham and Derby.

The property offers excellent curb appeal with anthracite grey uPVC double glazing and is accessed via a stylish composite front door, leading into a welcoming lounge featuring a log burner set on a slate hearth. The whole of the ground floor is enhanced by beautiful herringbone LVT flooring, with the lounge opening seamlessly into the dining area and continuing through to a thoughtfully designed, open-plan kitchen fitted by the current sellers. A rear door provides access to the enclosed rear garden, along with convenient bin access to the left-hand side. To the first floor are two well-proportioned double bedrooms and a newly fitted shower room positioned to the rear. To be fully appreciated, this superb home must be viewed.

The property is within a few minutes from the centre of Borrowash where there is a Co-op store, a Bird's bakery, a well regarded butchers and fish mongers, there are healthcare and sports facilities which includes several local golf courses, walks in the nearby open countryside and at Elvaston Castle which is only a few minutes drive away, Deans Drive park and play area is also nearby, there are excellent schools for all ages within easy reach of the property and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Lounge

11'2 x 10'1 approx (3.40m x 3.07m approx)

Composite door and UPVC double glazed window to the front, ceiling light, LVT herringbone flooring, log burner with a slate hearth and wooden beam above, TV point, built-in storage cupboard, two wall lights and a double radiator.

## Open Plan Kitchen Diner

9'5 x 19'6 approx (2.87m x 5.94m approx)

UPVC double glazed door with inset obscure glazed panel and two UPVC double glazed windows to the rear, LVT herringbone flooring, ceiling light, stairs to the first floor with attractive runner and rods, exposed brick fireplace with space for a log burner with wooden beam above and slate hearth, understairs cupboard with oak door. The kitchen comprises of dark grey contemporary wall, drawer and base units with cream gloss tiled splashbacks, built-in fridge freezer and washing machine, composite double bowl sink with swan neck pre-wash mixer tap, inset over with four ring gas hob above and extractor over with light, LED recessed ceiling spotlights.

## First Floor Landing

### Bedroom 1

10'3 x 11'2 approx (3.12m x 3.40m approx)

UPVC double glazed window to the front, varnished floorboards, ceiling light, double radiator, plus sockets with USB points and a TV point.

### Bedroom 2

9'6 x 11'4 approx (2.90m x 3.45m approx)

UPVC double glazed window to the rear, ceiling light, varnished floorboards, double radiator and panelling to two walls. Door to:

### Shower Room

8'6 x 4'9 approx (2.59m x 1.45m approx)

Obscure UPVC double glazed window to the rear, ceiling light. The vendors are currently re-fitting the shower room and the photos will follow.

## Outside

There is an enclosed south-west facing garden to the rear

with access down the left hand side for bins, the garden has been designed for low maintenance and is part gravel and patio and has a power point and water tap.

## 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 into Nottingham Road.

9064JG

## 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 6mbps Superfast 55mbps

Ultrafast 1mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

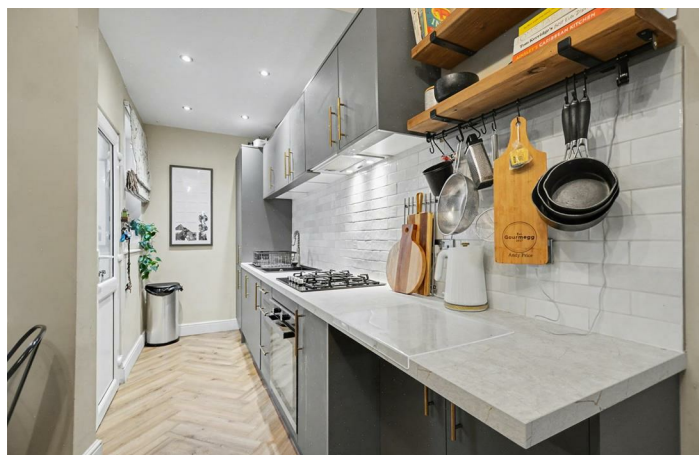
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.