Robert Ellis

*look no further...*

Devonshire Avenue,
Borrowash, Derbyshire
DE72 3JD

**£210,000 Freehold**

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A SEMI DETACHED HOUSE LOCATED IN THE POPULAR VILLAGE OF BORROWASH OFFERING EXCELLENT POTENTIAL AND BEING SOLD WITH NO ONWARD CHAIN.

This lovely home would appeal to buyers that are looking for a property that requires updating with the opportunity to create your dream home. There is an open storm porch with entrance door opening into the hallway. The hallway has stairs rising to the first floor and glazed doors leading to the living room and kitchen. The living room is light and airy and has a window overlooking the rear garden. The kitchen has some integral appliances, original pantry and storage cupboard with glazed doors to the dining room.

The first floor landing provides access to the shower room, three bedrooms, two are doubles and the third is a single size. The shower room is modern fitted with a fully tiled shower enclosure and white suite. There is a covered lobby area accessed form the kitchen and this leads to the brick built outbuildings comprising of a w.c, store and workshop. The rear garden is spacious, fully enclosed and has mature planting and bushes. There is a driveway to the front that provides off road parking for multiple vehicles.

Borrowash is extremely popular and has a Co-op convenience store, Bird's bakery, a butchers, fishmongers and other shops, there are local schools within easy reach, healthcare and sports facilities, walks in the surrounding picturesque countryside including Elvaston Castle, there are a number of well known local pubs at nearby Ockbrook which again is only a few minutes drive away and the excellent transport links include J25 of the M1, East Midlands Airport, stations at East Midlands Parkway, Derby and Long Eaton and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

## Porch
Open storm porch to the front, with light and UPVC panelled door with obscured decorative light panels within.

## Entrance Hallway
Obscure UPVC double glazed light panel window to the front elevation, stairs rising to the first floor, glazed doors opening to living room and kitchen diner, radiator, dado rail and tiles to floor.

## Kitchen
11'3" max x 10'2" (3.43m max x 3.12m )
UPVC double glazed windows to the front and side, UPVC half panelled and half decorative obscured double glazed door that opens to the rear lobby. The kitchen is fitted with a mix of wall, base and drawer units with wood-effect laminate work-top, tiled splashback, stainless steel sink and drainer unit with chrome mixer tap, integrated Neff electric oven, a Neff gas hob over, space and plumbing for washing machine, radiator, pantry with obscured UPVC double glazed fixed pane window to the front, shelving and electric consumer unit, further useful storage cupboard with shelving, and glazed doors opening into the dining room.

## Rear Lobby
Covered brick built outbuildings with wooden gate providing access to the front, metal gate to the rear providing access to the rear garden, light, water tap and door to the:

## Outside Store
9'6" x 6'2" (2.90m x 1.90m )
Light and power.

## WC
4'6" x 2'11" (1.39m x 0.90m )
Fitted with a closed couple WC in white, and light.

## Workshop
6'0" x 7'10" (1.85m x 2.41m )
Light and power.

## Living Room
11'4" x 12'7" (3.46m x 3.85m )
Coving to ceiling, UPVC double glazed window to the rear elevation, radiator, and tiled hearth fireplace with coal-effect living flame gas fire.

## Dining Room
11'3" x 8'9" (3.45m x 2.69m )
Coving ceiling, UPVC double glazed window to the rear, coal-effect gas fire with living flame.

## Landing
UPVC double glazed window to the front elevation, radiator, airing cupboard housing the hot water cylinder and header tank, door access to the three bedrooms and shower room, and loft hatch access.

## Bedroom One
11'3" x 10'5" (3.45m x 3.18m )
Two UPVC double glazed windows to the rear, coving ceiling, radiator and storage cupboard with shelves and hanging rail.

## Bedroom Two
12'11" x 9'7" (3.94m x 2.94m )
UPVC double glazed window to the rear and an obscure fixed pane UPVC double glazed window the side, coving ceiling, radiator, storage cupboard, fitted wardrobes with hanging rail and shelves.

## Bedroom Three
7'11" x 8'8" (2.42m x 2.65m )
UPVC double glazed window to the front, radiator, cupboard housing the wall-mounted central heating boiler.

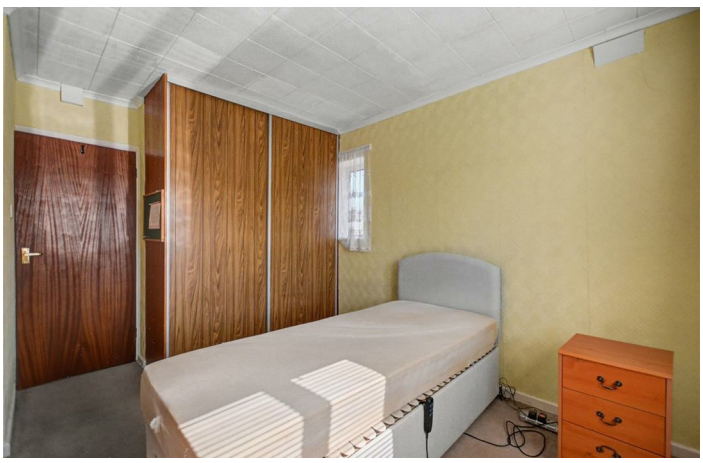
## Shower Room
Two obscure UPVC double glazed windows to the side elevation, fully tiled shower enclosure with electric Mira shower, close coupled WC, sink over pedestal with chrome mixer tap, tile splashback, radiator and vinyl flooring.

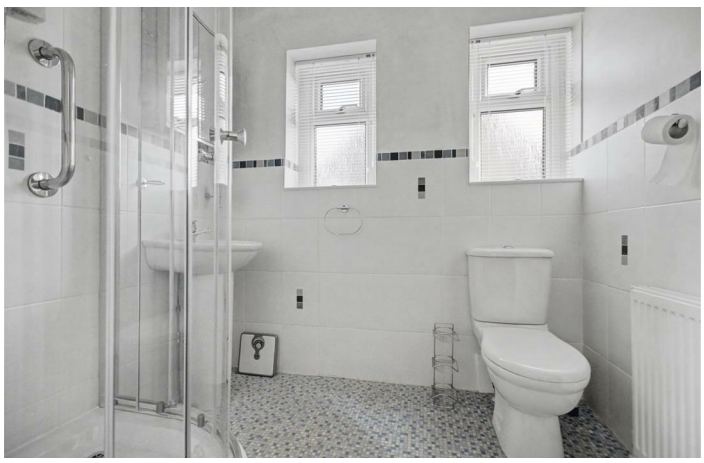
## Outside
To the front there is a tarmac providing off-road parking for a number of vehicles, and a low level wooden front to the boundary. To the rear there is a south-west facing fully enclosed garden with laid to lawn area, various beds, mature shrubs and bushes, pea gravel offering low-maintenance, block paved path central patio and fence boundaries.

## 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 crossroads turn right onto Nottingham Road, left onto Priorway Avenue and left onto Devonshire Avenue.
9210MH

## Agents Notes
There are AI photos on this property.

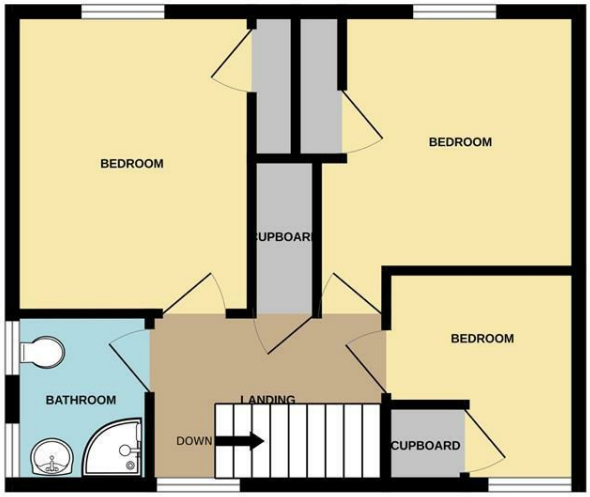
## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

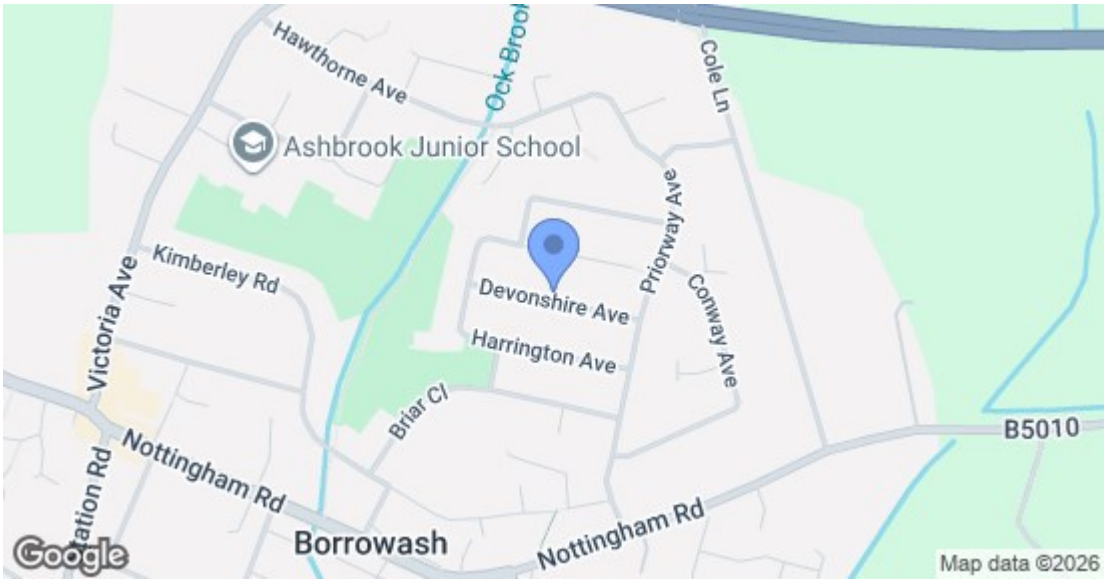


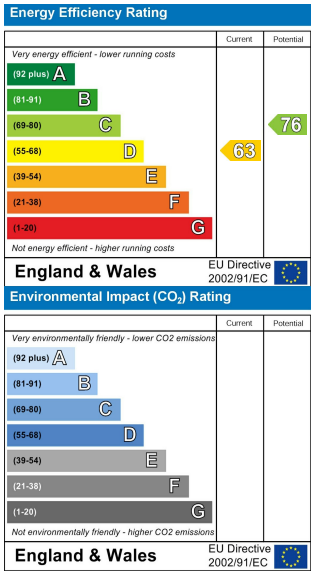


GROUND FLOOR

1ST FLOOR




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.

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