

Elm Street,  
Borrowash, Derbyshire  
DE72 3HP

**Price Guide £250-265,000**  
**Freehold**



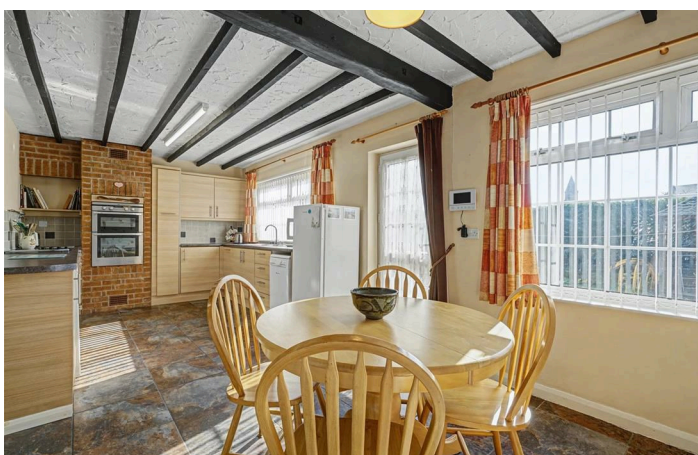
A THREE BEDROOM DETACHED CHALET BUNGALOW, EXTENDED TO THE REAR AND SITUATED IN THE POPULAR AREA OF BORROWASH, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this detached chalet style property which offers spacious and versatile accommodation across two floors. The property has been extended to the rear and provides excellent potential for a purchaser to create a home to their own taste.

The accommodation comprises a welcoming entrance hallway, lounge, kitchen, utility, shower room and bedroom to the ground floor. To the first floor are two bedrooms and separate w.c. The layout offers flexibility to suit a range of buyers.

Externally, the property benefits from an electric gated entrance providing off road parking, car port and a detached garage and a private rear garden. An internal viewing is highly recommended to fully appreciate the space and potential on offer.

Borrowash village has a number of local shops including a Co-op store, a quality butchers, a fishmongers and a Bird's bakery, there are healthcare and sports facilities which include several local golf courses, walks in Elvaston castle and the surrounding picturesque countryside, if required there are local schools for all ages within easy reach 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 easy access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Double glazed front entrance door, stairs to the first floor, radiator, cloaks cupboard and doors to:

### Kitchen Diner

23'7 × 10' approx (7.19m × 3.05m approx)

Two UPVC double glazed windows to the rear, door to the rear, feature beams to the ceiling, large range of wall, base and drawer units with work surfaces over, tiled splashbacks, inset sink and drainer with swan neck mixer tap, eye level electric double oven, four ring electric hob, plumbing for a dishwasher, ceramic tiled floor, ample dining space and open plan access to:

### Utility Room

8'4 × 7' approx (2.54m × 2.13m approx)

With a range of wall and base units, work surfaces over, tiled splashbacks, continuation of the tiled floor, plumbing for a washing machine and space for a tumble dryer.

### Lounge

24'8 × 12'10 approx (7.52m × 3.91m approx)

UPVC double glazed window to the front, radiator, feature beams to the ceiling, coving, glazed window to the dining area in the kitchen and a feature fireplace with an electric fire.

### Bedroom 1

10'1 × 9'11 approx (3.07m × 3.02m approx)

UPVC double glazed window to the front, radiator and a range of fitted bedroom furniture including wardrobes and drawers.

### Shower Room

Three piece suite including a quadrant shower cubicle and fitted vanity unit with a wash basin and low flush w.c. with a concealed cistern, radiator, tiled wall, vinyl flooring and an obscure UPVC double glazed window to the side.

### First Floor Landing

With doors to:

### Bedroom 2

10'1 × 10' approx (3.07m × 3.05m approx)

UPVC double glazed window to the front and a radiator.

### Bedroom 3

10'3 × 10'2 approx (3.12m × 3.10m approx)

UPVC double glazed window to the rear, a radiator and access to a small store cupboard which houses the combination boiler.

### Separate w.c.

Low flush w.c., pedestal wash hand basin.

### Outside

The property is set back front the road with a spacious driveway leading to a large carport at the side which provides covered access to the front door and also includes an electrically operated security gate to the very private rear garden.

The rear garden is south facing and has a large patio area with access to the garage and a level lawn with an attractive pergola.

### Detached Garage

19'10 × 10'5 approx (6.05m × 3.18m approx)

Electric remote control up and over door to the front, power and light.

### 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, right into Barrons Way and left into Balmoral Road. This road then continues onto Kimberley Road and Elm Street can be found as a turning on the left.

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

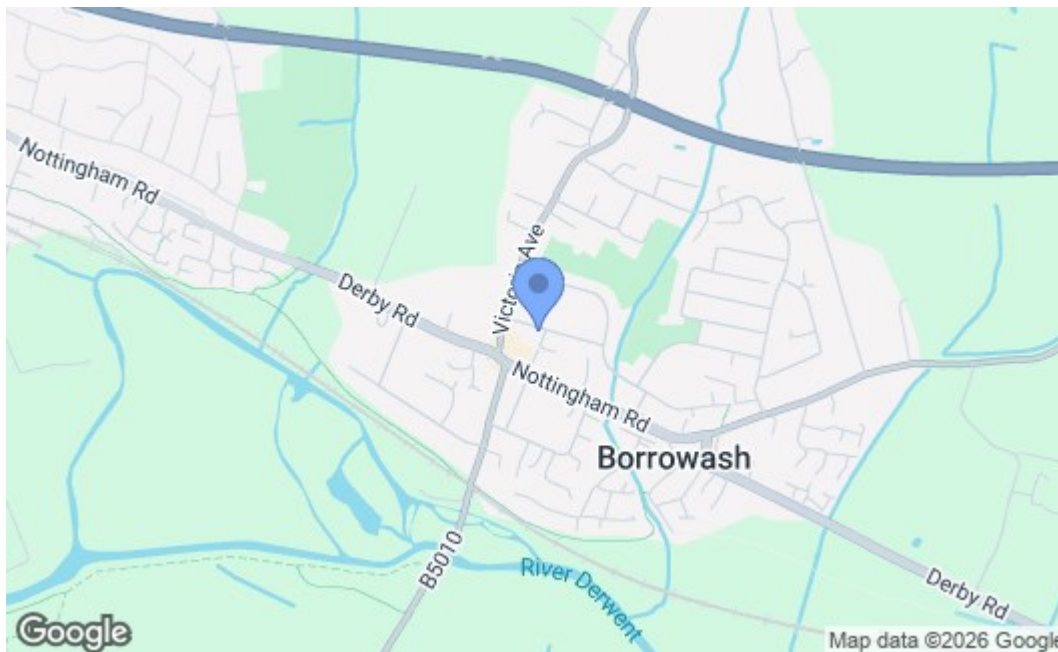
Flood Defenses – No

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			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.