

Greenway Lodge | Victoria Avenue | Borrowash | Derbyshire | DE72 3HG

Robert Ellis
RESIDENTIAL



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Porch

6'2" x 4'7" approx (1.9m x 1.4m approx)

Wooden double glazed door to the front with windows either side, quarry tiled flooring, large original panelled door with beehive handle and original door bell.

Entrance Hall

19'4" x 6'10" approx (5.9m x 2.1m approx)

The grand main entrance door has original Minton tiled flooring, two ceiling lights, panelled intricate staircase with understairs cupboard, two wall lights, doors to the two receptions, a passageway to the utility and shower room, large storage cupboard, corridor to the second staircase to the first floor which is then open to the large extended open plan kitchen diner and boiler room. Taylor and Briggs servant built-in system with a bell in the lounge.

Reception Room 1

15'1" x 18'4" approx (4.6m x 5.6m approx)

Wooden double glazed widows to the front, carpeted flooring, picture rail, two ceiling lights, TV point and attractive fireplace and gas point, original servants bell.

Reception Room 2

18'4" x 11'5" approx (5.6m x 3.5m approx)

Wooden double glazed sash windows to the front, carpeted flooring, ceiling light, picture rail, cornice, large oak fireplace with gas fire inset, TV point and two alcoves either side with built-in shelving.

Inner Lobby

4'3" x 2'11" approx (1.3m x 0.9m approx)

Leading to the ground floor w.c and utility room, LED recessed ceiling spotlights, door to the shower room and utility.

Shower Room

6'2" x 6'6" approx (1.9m x 2m approx)

The new shower room has LED recessed ceiling spotlights, tiled walls, motion detector light, wall mounted contemporary sink with ribbed storage drawer and ceramic square basin with a mixer tap, wood effect panel behind with a LED mirror, large walk-in shower with ribbed glass screen, mains fed shower having a rainwater shower head, anthracite tall towel radiator.

Utility Room

10'9" x 8'6" approx (3.3m x 2.6m approx)

Wooden double glazed door with inset glazed panel and window to the side leading to the garden, built-in storage cupboard, LED recessed ceiling spotlights, space and plumbing for a washing machine, tumble dryer and fridge freezer.

Boiler Room/Understairs Cupboard

10'5" x 5'2" approx (3.2m x 1.6m approx)

With wooden sash window to the rear, ceiling light, new fuse board and new Worcester Bosch boiler with tank.

Extended Open Plan Living/Kitchen Diner

14'9" x 33'5" approx (4.5m x 10.2m approx)

This impressive, extended triple aspect room houses a stunning brand new top end Wren kitchen and living area. There is a wooden box bay sash window with new attractive shutters to the front, double glazed window to the side, wooden side door leading to the driveway, meaning you can pull up down the side with your shopping and go straight into the kitchen, two new composite sash windows to the side in the extension, two Velux windows and a three panel anthracite grey bi-fold doors leading to the patio area. LED recessed ceiling spotlights with chrome fittings, three hanging lights over the large island, designer double column black radiators, picture rail, cornice and Karndean herringbone flooring. The kitchen consists of a high end designer taupe grey Shaker style soft closing wall, drawer and base units with calcutta marble work surfaces and splasbacks, large pantry cupboard, space for a large American style fridge freezer with bin storage, space for a RangeMaster cooker with marble splashback and extractor above, large island (1m x 2.4m) with a calcutta marble surface and breakfast bar, two AEG integral dishwashers with a ceramic inset Belfast dual sink with swan neck Quooker mixer tap.

The living area is open to the kitchen and has an Inglenook fireplace with an electric fire, exposed brick feature with a TV point, tall anthracite grey designer radiator, designer double column radiator.

First Floor Landing

28'2" x 13'9" approx (8.6 x 4.2m approx)

Double glazed sash window to the front, carpeted flooring, designer double column radiator, coving, picture rail, three wall lights and doors to:

Bedroom 2

18'0" x 11'5" approx (5.5m x 3.5m approx)

Wooden double glazed windows to the front, carpeted flooring, double column designer radiator, coving, picture rail, fireplace with tiled surround and inset shelving.

Bedroom 3

15'1" x 11'9" approx (4.6m x 3.6m approx)

Three sash style wooden double glazed windows to the front, carpeted flooring, two double column designer radiators, coving, ceiling light and picture rail.

Bedroom 4

11'5" x 15'5" approx (3.5m x 4.7m approx)

Wooden double glazed sash style window to the side, beam to the ceiling, new carpeted flooring, designer double column radiator, new internal doors to the en-suite w.c. and loft room/store.

En-Suite w.c.

2'3" x 5'2" approx (0.7m x 1.6m approx)

Wooden obscure double glazed window to the side, wood effect vinyl flooring, low flush w.c., recessed LED ceiling spotlights, vanity wash hand basin with a mixer tap, cupboard below and tiled splashback.

Bathroom

10'9" x 8'2" approx (3.3m x 2.5m approx)

The newly fitted family bathroom has designer fixtures and fittings, wooden sash window with shutters to the rear, a large concrete style modern tiled walls and floor, brushed chrome towel radiator, LED recessed ceiling spotlights, access hatch to the loft, large built-in original cupboard, low flush w.c., large ribbed panelled bath with brushed chrome mixer tap and lit shelf, floating wall mounted lit sink basin with brushed chrome mixer tap and two ribbed storage drawers below, an LED mirror on a feature ribbed tiled walls, large walk-in shower with obscure glass and brushed chrome mains fed shower having a rainwater shower head and hand held shower, lit shelving inset and an extractor fan.

Second Staircase Landing

With wooden sash window with new shutters to the rear, carpeted flooring, two double column designer radiators, ceiling light and two wall lights, architraves and picture rail.

Bedroom 1

14'1" x 18'4" approx (4.3m x 5.6m approx)

Two wooden sash windows to the front and two double column designer radiators, carpeted flooring, ceiling light and plaster ceiling rose, coving, picture rail, loft access hatch and new internal door to:

En-Suite

7'2" x 6'2" approx (2.2m x 1.9m approx)

Obscure Sash window to the side, recessed LED ceiling spotlights, tiled walls, built-in storage shelving, gold towel radiator, three piece suite having gold fitments including a low flush w.c., wood effect large sink unit with gold mixer tap and feature tiling, LED mirror and walk-in shower with ribbed glass, lit shelving and gold mains fed rainwater shower head and hand held shower, underfloor heating with its own control.

Bedroom 5

10'5" x 11'9" approx (3.2m x 3.6m approx)

New composite sash window to the side, carpeted flooring, designer double column radiator and ceiling light.

Loft Room

9'6" x 11'5" approx (2.9m x 3.5m approx)

Window to the side, ceiling light, three built-in storage cupboards, one leading to a further room.

Brick Built Shed

Ideal for storage.

Outside

To the front the property sits back from Victoria Avenue by two gated driveway, both pebbled and leading

down the side. On the right hand side it leads to the garage and to the left leads to a wooden gate giving vehicle access down the side of the property. There are established trees, shrubs and plants with a large lawn and fully stocked borders for privacy. This all sits behind a brick wall.

There is a large wild flower garden to the rear with paths surrounding, fully enclosed to all the boundaries with established trees and shrubs. There is a large patio area, pebbled driveway to the side, newly constructed oak porch covering the side door.

To the right hand side there is a large side garden leading out from the utility room which is accessible from the right hand driveway through a secure gate. There is a large patio area with doors to the garage, utility and brick store. The side garden is fully enclosed with fencing, hedging and a brick wall. There is a hidden patio to the front having a summerhouse, established curved borders and beds with trees, established shrubs and plants with a trellis and a path leading to the rear. This is a potential building plot, subject to the necessary permission, which could be accessed off Victoria Avenue.

Outside w.c.

3'3" x 2'7" approx (1m x 0.8m approx)

Brick outbuilding having a low flush w.c.

Brick Store

3'3" x 8'10" approx (1m x 2.7m approx)

Brick outhouse has built-in shelves for storage.

Summerhouse

7'6" x 6'2" approx (2.3m x 1.9m approx)

Power and light, built-in worksurface and chest of drawers.

Ground Floor Bar/Gym/Outhouse

17'0" x 8'10" approx (5.2m x 2.7m approx)

Detached brick built two storey building with a wooden barn/garage door to the front, power and light and window to the side. This is currently used as a gym and there is a wooden staircase leading to the first floor.

First Floor Bar/Gym/Outhouse

8'10" x 16'4" approx (2.7m x 5m approx)

With power and light.

Garage

8'2" x 15'8" approx (2.5m x 4.8m approx)

With wood and glass doors to the front, obscure window to the rear, power and lighting and built-in shelving.

Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the villages of Breaston and Draycott and onto Derby Road which then becomes Draycott Road. Continue for some distance turning left at the junction onto Nottingham Road, following the road where Victoria Avenue can be found on the right.
9448JG

Council Tax

Erewash Borough Council Band F

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast 69mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

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



GREENWAY LODGE – A GRAND VICTORIAN FIVE DOUBLE BEDROOM VILLA STEEPED IN HISTORY, BURSTING WITH CHARACTER & BRIMMING WITH POTENTIAL WITH TWO GARDENS AND POTENTIAL BUILDING PLOT, OUTHouses WITH NEWLY FITTED OPEN PLAN EXTENDED STUNNING LIVING KITCHEN DINER.

Standing proudly on the prestigious Victoria Avenue in the heart of Borrowash, Greenway Lodge is an exceptional five-bedroom Victorian red brick semi-detached villa dating back to the late 1800's, offering an incredibly rare opportunity to acquire a home of genuine historical significance and remarkable scale. Attached only by the rear staircase, this magnificent residence combines elegant period architecture with impressive modern enhancements, creating a home ready for its next custodians to add the finishing cosmetic touches and truly make it their own. Rich in original character, the property showcases beautifully preserved Minton tiled flooring, high ceilings, ornate cornicing, picture rails, original panelled doors, sash and bay windows, servant bell system and striking turret-style frontage, whilst substantial investment by the current owners has transformed the home with a new heating system, contemporary and luxurious Easy Bathrooms suites, and an outstanding triple-aspect open plan living kitchen diner featuring a stunning Wren Shaker kitchen with Calcutta marble worktops, matching large breakfast island, integrated appliances, Range cooker and anthracite bi-fold doors opening onto the gardens. This is a truly substantial family home offering an abundance of flexible accommodation, outstanding outside space and exciting further potential including loft conversion possibilities and a potential building plot (subject to necessary permissions).

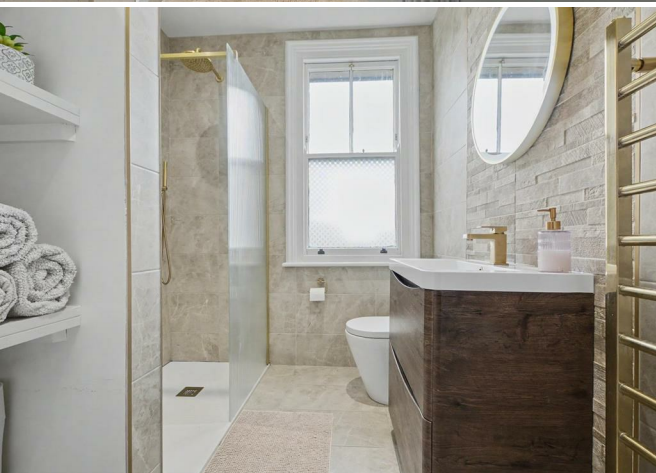
The accommodation is entered via an enclosed porch and magnificent original intricately panelled front door leading into an entrance hall with beautiful Minton tiled flooring and doors to two reception rooms, whilst the main staircase rises to the first floor. The inner hallway leads to a stylish ground floor shower room, utility room with access to the gardens, understairs boiler cupboard and a second staircase, before opening into the spectacular extended living kitchen diner with its triple-aspect design, family seating area and dining space. A side entrance provides access to the driveway through a newly constructed porch.





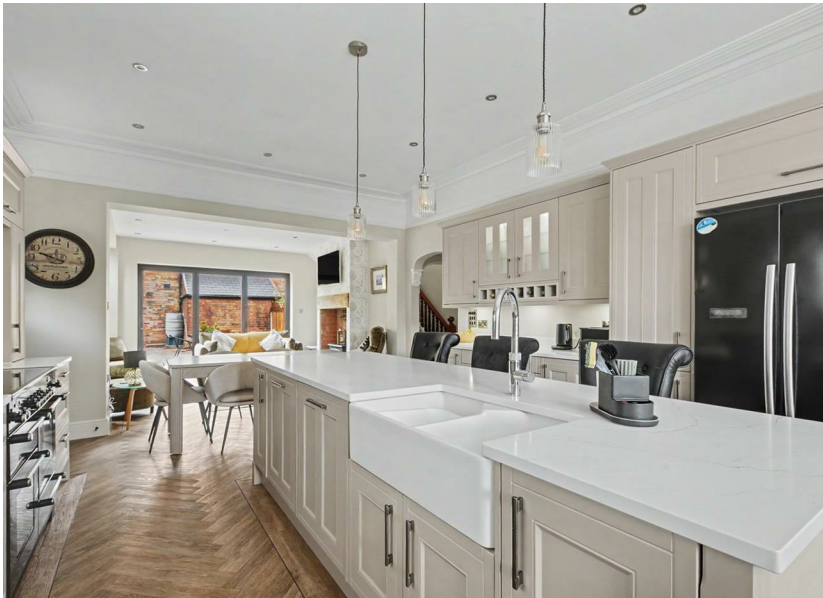
To the first floor, a generous split-level landing serves five excellent double bedrooms and a luxurious four-piece family bathroom, whilst the master bedroom enjoys a beautifully appointed underfloor heated ensuite shower room. One bedroom also benefits from a separate WC and access to a loft room, with additional loft spaces offering excellent scope for further development. Externally, Greenway Lodge is every bit as impressive, approached via two gated driveways positioned to either side of the property. The mature front garden is beautifully stocked with established planting, whilst to the rear are two distinct gardens: a substantial established garden to the left and a charming enclosed walled garden to the right with sweeping lawns, hidden seating areas and the exciting possibility of a future building plot with independent access from Victoria Avenue, subject to the necessary permissions. Further outbuildings include a garage, barn with excellent potential for conversion into an Airbnb or annexe (subject to consent), summerhouse, outside WC and useful stores.

Victoria Avenue remains one of Borrowash's most desirable residential addresses, perfectly positioned for families and commuters alike. The property enjoys easy walking distance to the village centre where a range of local amenities including the Co-op, independent shops, cafés, pubs and restaurants are readily available, whilst the stunning grounds of Elvaston Castle Country Park provide miles of picturesque walks and outdoor recreation almost on the doorstep. Excellent transport links via the nearby A52 offer swift access to Derby, Nottingham and surrounding commercial centres, making this an ideal location for those seeking village living without compromising convenience. Combining timeless Victorian elegance, extensive living accommodation, magnificent gardens, exceptional potential and an enviable location, Greenlodge represents a truly outstanding family home that simply must be viewed to fully appreciate its scale, charm and endless possibilities.





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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	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	EU Directive 2002/91/EC



Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.