



Derby Road,
Borrowash, Derbyshire
DE72 3HA

£395,000 Freehold



WE ARE PLEASED TO ANNOUNCE THE SALE OF THIS BRAND NEW, FOUR BEDROOM, THREE STOREY DETACHED FAMILY PROPERTY.

Currently under construction, this spacious accommodation is situated in a small select development within the heart of the village of Borrowwash.

This property is due to be completed in the Summer of 2021 and offers a high specification throughout with modern conveniences such as gas central heating, including under-floor heating to the ground floor, an impressive open plan dining kitchen with bi-folds to the rear, separate bay front living room and ground floor cloaks/w.c.

To the first floor there are three bedrooms along with a magnificent four piece suite family bathroom. There is an oak staircase with glazed panels leading to the second floor where there is a further bedroom and shower room along with a walk-in wardrobe cum play room, subject to a buyers needs and requirements.

With a landscaped garden to the rear along with a driveway providing off the road vehicle hard standing.

Borrowwash is a very desirable village which has a number of local shops including a Co-op store, Birds bakery, Coates butcher and a fishmongers with an Asda store being at nearby Spondon, Tesco and Asda stores and many other retail outlets being found in Long Eaton and a Sainsbury's and Cosco at Pride Park, there are local schools for all ages, healthcare and sports facilities including several local golf courses, walks at Elvaston Castle and the surrounding countryside and the 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.



Entrance Hallway

With a modern double glazed composite door to the front, oak staircase to the first and second floor with feature glass balustrade, UPVC double glazed full height windows to the side, understairs storage cupboard, spotlights to the ceiling, under floor heating oak doors leading off to:

Cloaks/w.c.

3'6 x 3'6 approx (1.07m x 1.07m approx)

Low flush w.c., vanity wash hand basin with storage cupboard below, heated towel rail, recessed spotlights to the ceiling and UPVC double glazed window to the side.

Living Room

13'10 x 13'1 approx (4.22m x 3.99m approx)

UPVC double glazed sectional bay window to the front, recessed spotlights to the ceiling, TV point, data cable, feature fireplace and under floor heating.

Dining Kitchen

20'11 x 13'10 approx (6.38m x 4.22m approx)

With a range of matching handle-less wall and base units with quartz work surface over, five ring Bosch stainless steel gas hob with extractor hood above, integral Bosch oven with integral microwave over, 1½ bowl Franke sink with mixer tap, space and point for free standing American style fridge freezer, dishwasher and integrated washing machine, island unit with integrated wine fridge and overhang breakfast bar for additional sitting space, UPVC double glazed window to the rear, double glazed sliding bi-fold doors, under floor heating, recessed spotlights to the ceiling, ample sockets and data cables.

First Floor Landing

Wall mounted radiator, recessed spotlights to the ceiling, oak staircase with feature balustrade leading to the second floor and panelled doors to:

Bedroom 1

15' x 11'3 approx (4.57m x 3.43m approx)

UPVC double glazed sectional bay window to the front, ceiling light point, wall mounted radiator.

Bedroom 2

13'10 x 11'5 approx (4.22m x 3.48m approx)

UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Bedroom 3

10'3 x 10'3 approx (3.12m x 3.12m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, airing/storage cupboard housing the gas central heating combination boiler.

Bathroom

10'1 x 5'10 approx (3.07m x 1.78m approx)

A modern four piece suite comprising of a walk-in quadrant shower with mains fed shower above incorporating rain water shower head, vanity wash hand basin with storage cupboard below, double ended panelled bath, chrome heated towel rail, low flush w.c., UPVC double glazed window to the front, tiling to the walls with feature tiled splashbacks and recessed spotlights to the ceiling.

Second Floor Landing

Velux window to the front, recessed spotlights to the ceiling and panelled doors to:

Bedroom 4

12'7 x 9'7 approx (3.84m x 2.92m approx)

Two Velux windows to the rear, recessed spotlights to the ceiling, wall mounted radiator.

Shower Room

9'5 x 7'10 approx (2.87m x 2.39m approx)

Quadrant shower enclosure with electric Mira shower above, wall hung vanity wash hand basin with storage cupboard below, low flush w.c., Velux window to the rear, tiled splashbacks, chrome heated towel rail, recessed spotlights to the ceiling and extractor fan.

Storage/Walk-in Wardrobe

12'10 x 9'7 approx (3.91m x 2.92m approx)

Recessed spotlights to the ceiling, wall mounted radiator and power points. This versatile additional room would make a great walk-in wardrobe to the master suite, or play room subject to the buyers needs and requirements.

Outside

At the front of the property there is a brick built wall with paved patio area, driveway to the side leading to further parking to the rear. To the rear there is an enclosed garden with a raised lawn, Indian sandstone patio and access to the driveway.

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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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	

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.