

Victoria Avenue,  
Borrowash, Derbyshire  
DE72 3HG

**£385,000 Freehold**



THIS IS AN EXTENDED DETACHED BUNGALOW IN THE DESIRABLE LOCATION OF BORROWWASH THAT HAS BEEN FINISHED TO AN INCREDIBLY HIGH STANDARD. WE STRONGLY RECOMMEND VIEWING THIS PROPERTY IN ORDER TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER.

Robert Ellis are proud to bring to the market this incredibly spacious and extended detached bungalow that has been finished to the highest standard throughout. The property can be identified by its attractive grey render finish and double bay frontage. This beautifully finished bungalow has been fully renovated and extended by the current owner who has spared no expense in improving this property. Immediately, as one enters the property, they will notice the stylish grey carpets and oak veneer doors with chrome handles. The hallway opens out to three double bedrooms, all of which have been upgraded to include en-suite bathrooms, and a refitted cloaks/w.c. Moving through the property you will be taken aback by the spacious and bright family kitchen that opens out to an impressive living area, lit by Velux windows and bi-folding doors that flood light into the room and lead out to a heated summer room. This stylishly modernised lounge has been perfectly balanced with the exposed masonry wall finishes and masonry focal point feature fireplace with wood burning stove which oozes character. As if this living area wasn't enough, it also boasts its own unique covered well with feature lighting! Moving through the living room is a door that takes you to a huge master bedroom with high ceilings, beautifully lit by a Velux window and a further bi-folding door that leads to the landscaped garden. The property continues further with a door off of the Master bedroom leading to a spacious dressing area with sauna space, leading to an immaculate four-piece bathroom suite. This is a perfect option for a new purchaser who is looking for ground floor accommodation but not to downsize.

The property is a traditionally constructed detached double bay front bungalow with rendered and brick elevations that has been substantially improved and extended. The property has a spacious driveway to the front and an additional gated parking area to the rear. The property derives all the modern benefits from gas fired central heating and double glazing. In brief, the accommodation includes, four double bedrooms, four bathrooms, a modern cloaks/w.c., a dressing room, family kitchen opening out to a spacious living area, garden room and versatile attic room currently used as an office. In addition, this property has the benefit of a substantial timber outbuilding which forms two useful storage spaces and a summer room.

Borrowwash is a very popular village between Nottingham and Derby and in the centre has a Co-op store, a local butchers, fishmongers and a Birds bakery as well as restaurants, there are excellent local schools for all ages, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside including at Elvaston Castle and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and as previously mentioned there is the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

A modern composite front door, a mixture of carpeted and tiled flooring, central heating radiator, doors to:

### Cloaks/w.c.

With a low flush w.c., pedestal wash hand basin with mixer tap and chrome towel radiator.

### Living Room

16' x 14'10 approx (4.88m x 4.52m approx)

This beautifully bright living room oozes charm with high ceiling, Velux windows and bi-folding doors, focal point feature cast iron log burner set in exposed masonry chimney breast, exposed masonry walls adding character and charm, LED lit covered well, horizontal Victorian style central heating radiator.

### Kitchen

16' x 11'8 approx (4.88m x 3.56m approx)

A spacious family kitchen with stylish wood grain effect kitchen units with black granite work surface, stainless steel sink and drainer with chrome taps, integrated Hotpoint cooker, integrated dishwasher and Smeg microwave cooker, under counter space for washer, feature exposed masonry chimney breast with log burning stove, decorative tiling to floors and walls, stairs to versatile attic room, opening to main living space.

### Garden Room

15'11 x 15'10 approx (4.85m x 4.83m approx)

A large, versatile garden room attached to the living room with bi-folding doors that open out to the garden, perfect for hosting big social events, central heating radiator to back wall.

### Master Bedroom

16' x 11'11 approx (4.88m x 3.63m approx)

The master bedroom is brightly lit by a double glazed window and bi-folding doors to the garden, underfloor heating, high ceilings with two hatches for additional storage, further door to:

### Dressing Room

A good size dressing room with ample storage space, underfloor heating, integrated ceiling speakers, sauna which seller may be prepared to negotiate, door to:

### Bathroom

Beautifully appointed white four piece bathroom suite comprising of a panelled bath, wash hand basin with chrome mixer tap set in wood grain effect vanity unit, low flush w.c with integrated dual press flush, walk in shower with wall mounted shower, decorative floor and wall tiling surround.

### Bedroom 2

11'2 x 10'10 approx (3.40m x 3.30m approx)

UPVC double glazed window with shutters, central heating radiator, fireplace with cast iron wood burning stove with log storage surround, door to:

### En-Suite Bedroom

Stylish white bathroom suite comprising w.c with dual press flush, wash hand basin with chrome tap set within vanity unit, shower unit, chrome ladder heated towel radiator, decorative floor and wall tiling.

### Bedroom 3

11'10 x 10'10 approx (3.61m x 3.30m approx)

UPVC double glazed windows with shutters, radiator, door to

### En-Suite Bedroom 3

A modern white three-piece bathroom suite comprising of a low flush w.c with dual press flush, wash hand basin with chrome taps set within vanity unit, shower unit, chrome towel radiator, decorative tile surround.

### Bedroom 4

9'9 x 9'4 approx (2.97m x 2.84m approx)

UPVC double glazed window, central heating radiator, door to

### En-Suite Bedroom 4

White three-piece bathroom suite comprising of a low flush w.c with wall mounted dual press flush, wash hand basin set in vanity unit, shower unit, chrome ladder heated radiator, decorative tile surround.

### Attic Room

13'8 x 6' approx (4.17m x 1.83m approx)

This versatile attic room is perfect for use as a home office with pine Velux double glazed window and spotlights.

### Outside

The property can be identified to the front by its stylish, yet characterful grey render and double bay frontage. To the front of the property is a large driveway providing ample parking for multiple vehicles. A gated pathway to the side of the property provides access to the rear. To the rear of the property is a tastefully paved garden stepping up to a large lawn area. Located at the back of the garden is a large outbuilding that incorporates two rooms for storage space and a large summer room with UPVC double glazed French doors. This generous garden is private and provides attractive views of the mature trees beyond the rear boundary.

### 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 and the property can be found on the left hand side.

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### Council Tax

Erewash Borough Council Band B



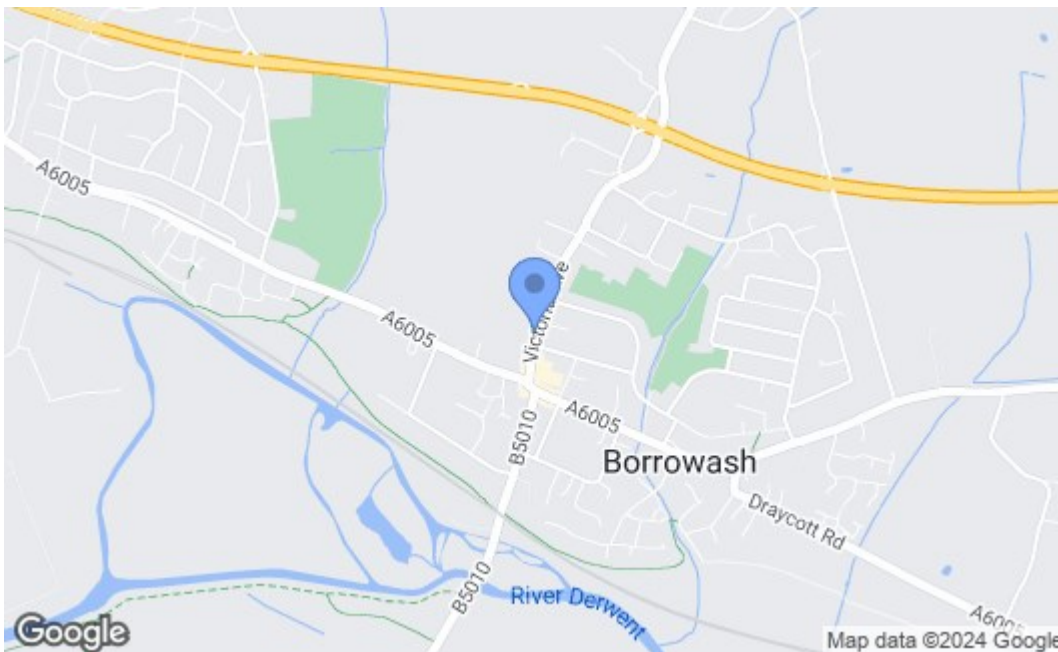
GROUND FLOOR  
1450 sq.ft. (134.7 sq.m.) approx.



1ST FLOOR  
82 sq.ft. (7.6 sq.m.) approx.



TOTAL FLOOR AREA: 1532 sq.ft. (142.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	

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