Robert Ellis

look no further...







Whitt Close,
Borrowash, Derbyshire
DE72 3NL

£525,000 Freehold

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A SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME SITUATED ON WHITT CLOSE IN BORROWASH, OCCUPYING A GENEROUS CORNER PLOT WITH APPROXIMATELY 1,750 SQ FT OF ACCOMMODATION, A DOUBLE GARAGE AND A SOUGHT AFTER CUL-DE-SAC POSITION.

Robert Ellis are delighted to bring to the market this impressive five bedroom detached property, situated within a popular residential location on Whitt Close in Borrowash. Offering approximately 1,750 sq ft of living accommodation, the property provides generous space throughout and would make an ideal family home, combining versatile reception space with well proportioned bedrooms and practical facilities.

The ground floor accommodation includes a box bay fronted lounge stretching in excess of 22ft, providing an excellent space for relaxing and entertaining. The property also benefits from an impressive open plan kitchen diner, fitted with quartz work surfaces and offering an ideal setting for family life and social occasions. There is also a separate utility room and a downstairs WC, adding further practicality to the ground floor layout. To the first floor are five bedrooms, offering excellent flexibility for family living, guest accommodation or working from home. The principal bedroom benefits from an en-suite with underfloor heating, whilst the family bathroom features a four-piece suite, also complemented by underfloor heating. Externally, the property occupies a generous corner plot, providing an attractive setting within the development. The property further benefits from a double garage, offering useful parking and storage space.

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, 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 door to the front, laminate flooring, stairs to the first floor, radiator, doors to:

Cloaks/w.c.
Double glazed window to the front, chrome heated towel rail, Karndean flooring, low flush w.c. with tiled surround, vanity wash hand basin.

Lounge
22'4 x 12'6 approx (6.81m x 3.81m approx)
Double glazed box bay window to the front, radiator, gas fire, hearth and mantle, two radiators, door to:

Kitchen Diner
29'6 x 13'1 max approx (8.99m x 3.99m max approx)
Two double glazed windows to the rear, double glazed patio doors to the rear, matching wall and base units with quartz work surfaces over, four ring induction hob with extractor over, integrated double oven, space for an American style fridge freezer, space for a microwave, Karndean flooring, ceiling spotlights, vertical radiator, sink and drainer with boiling water tap, integrated dishwasher.

Utility Room
Double glazed window and door to the side, Karndean flooring, stainless steel sink and drainer, plumbing for a washing machine.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
16'3 x 12'5 approx (4.95m x 3.78m approx)
Double glazed window to the front, radiator, fitted wardrobes, door to:

En-Suite
Double glazed window to the side, low flush w.c., double shower cubicle with mains fed shower, built-in shelving, underfloor heating, vanity wash hand basin, chrome heated towel rail, extractor fan.

Bedroom 2
16'6 x 9' to 11'9 approx (5.03m x 2.74m to 3.58m approx)
Two double glazed windows to the front, fitted wardrobes, radiator.

Bedroom 3
10'10 x 10'1 approx (3.30m x 3.07m approx)
Double glazed window to the rear, radiator.

Bedroom 4
9'2 x 10'1 approx (2.79m x 3.07m approx)
Double glazed window to the rear, radiator.

Bedroom 5
8'7 x 10'1 approx (2.62m x 3.07m approx)
Double glazed window to the rear, radiator.

Bathroom
Double glazed window to the side, underfloor heating, chrome heated towel rail, shaver point, push button shower for the wet room shower, tiled panelled bath, vanity wash hand basin, low flush w.c., spotlights, extractor fan.

Outside
The rear garden is laid mainly to lawn with a patio, two patio areas down the side of the property with a gate, decked patio and fencing to the boundaries.

Double Garage
16'6 x 17'2 approx (5.03m x 5.23m approx)
Two doors to the front, power and light and housing the boiler.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over into the villages of Breaston and Draycott. Just prior to the bend of Draycott Road, Whitt Close can be found as a turning on the right hand side.
9610CO

Agents Notes
The solar panels are owned and generate a FIT income.

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 6mbps Superfast 72mbps 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













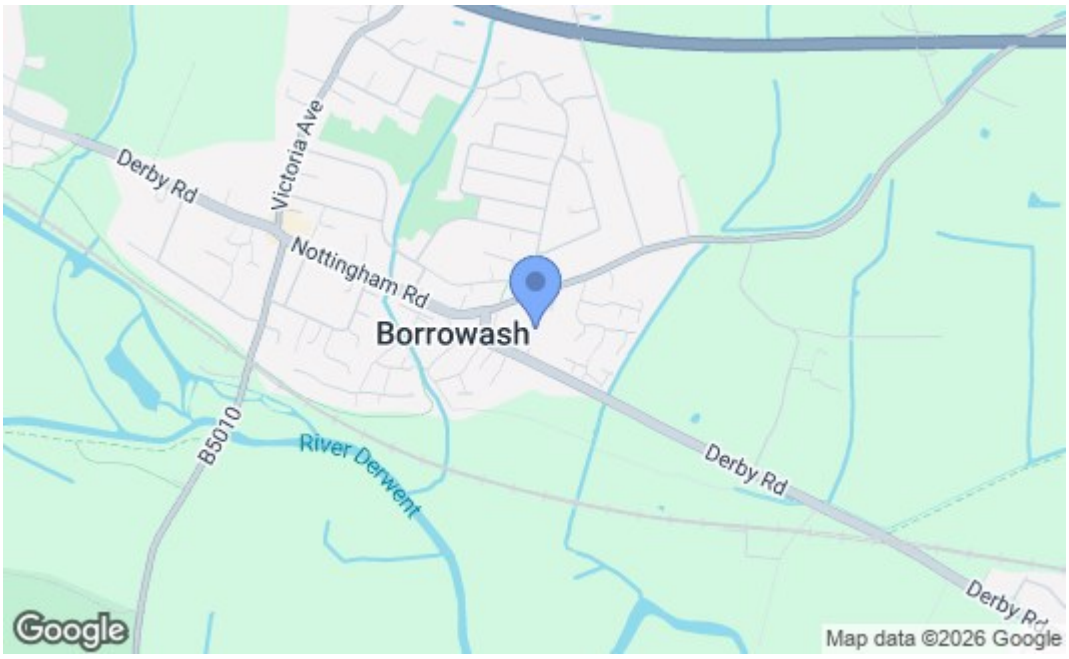

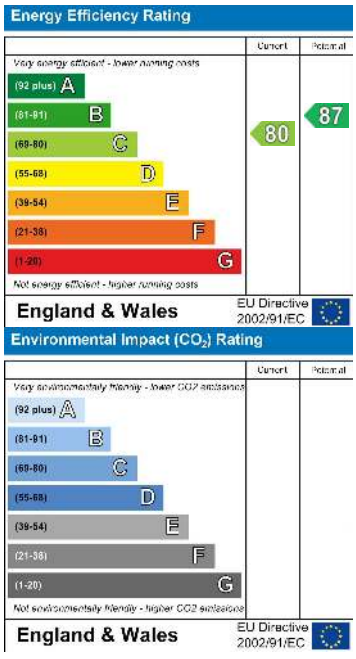

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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