Robert Ellis

look no further...







Nottingham Road,
Borrowash, Derbyshire
DE72 3FL

£225,000 Freehold



A WELL-PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW IN A CONVENIENT CENTRAL LOCATION, WITH DRIVEWAY, GARAGE AND NO UPWARD CHAIN.

Situated on Nottingham Road, Borrowash, this attractive two-bedroom semi-detached bungalow enjoys a convenient and well-connected position, ideally placed for access to local amenities and everyday conveniences. Offering ready-to-move-into accommodation, whilst providing the incoming purchaser with the opportunity to add their own personal touches and make it their own, this property is sure to appeal to a variety of buyers. With the added benefits of a driveway, separate garage and an enclosed rear garden, the bungalow offers a wonderful opportunity for those seeking the ease and practicality of single-storey living. Offered for sale with NO UPWARD CHAIN, this is a property that really must be viewed to be fully appreciated.

The accommodation begins with an entrance hallway, with doors leading off to all principal rooms, including a comfortable lounge, a fitted kitchen diner providing space for both cooking and dining, and two well-proportioned bedrooms. Completing the internal accommodation is a wet room-style shower room, offering practical and accessible facilities. Outside, the property benefits from a driveway providing off-road parking and access to a separate garage, whilst to the rear there is an enclosed garden, offering a private outdoor space to enjoy. With its central Borrowash location, convenient layout and excellent potential for personalisation, an early viewing is highly recommended.

The property is within a few minutes from the centre of Borrowash where there is a Co-op store, a Bird's bakery, a well regarded butchers and fish mongers, there are healthcare and sports facilities which includes several local golf courses, walks in the nearby open countryside and at Elvaston Castle which is only a few minutes drive away, Deans Drive park and play area is also nearby, there are excellent schools for all ages within easy reach of the property and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
Composite front door, there is carpeted flooring, radiator and access to the loft via a loft hatch. Doors off to the two bedrooms, lounge, shower room and kitchen diner

Lounge
11'10 x 16'9 approx (3.61m x 5.11m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, TV and telephone points.

Kitchen Diner
9'4 x 13'8 approx (2.84m x 4.17m approx)
UPVC double glazed door to the rear with inset glazed panel and windows either side, vinyl flooring, ceiling strip light and radiator. The kitchen consists of wall, drawer and base units to three walls with laminate roll edged work surface and tiled splashbacks, inset 1½ bowl sink with swan neck mixer tap and gas oven, space and plumbing for a washing machine, space for a free standing fridge freezer and dishwasher, wall mounted combi boiler.

Bedroom 1
8'11 x 12'7 approx (2.72m x 3.84m approx)
UPVC double glazed window, carpeted flooring, radiator, ceiling light and built-in storage cupboard.

Bedroom 2
8'8 x 10'7 approx (2.64m x 3.23m approx)
UPVC double glazed window, carpeted flooring, radiator, ceiling light.

Shower Room
5'7 x 8'11 aprox (1.70m x 2.72m aprox)
Obscure UPVC double glazed window, vinyl flooring, low flush w.c., wall mounted wash hand basin, tiled splashback, radiator, ceiling light, enclosed walk-in shower with electric shower and hand rails.

Outside
The property sits on a corner plot with a lawned garden to the front and path to the entrance door,.

To the side there is a driveway leading to the garage and secure gate.

To the rear there is an enclosed garden, patio area, lawn and fencing to the boundaries.

Garage
16'11 x 8 approx (5.16m x 2.44m approx)
Up and over door to the front and personnel door to the rear.

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.
9628JG

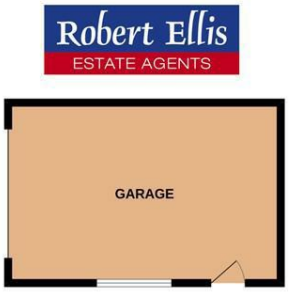
Agents Notes
There are AI generated photos on this property.

Council Tax
Erewash Borough Council Band C

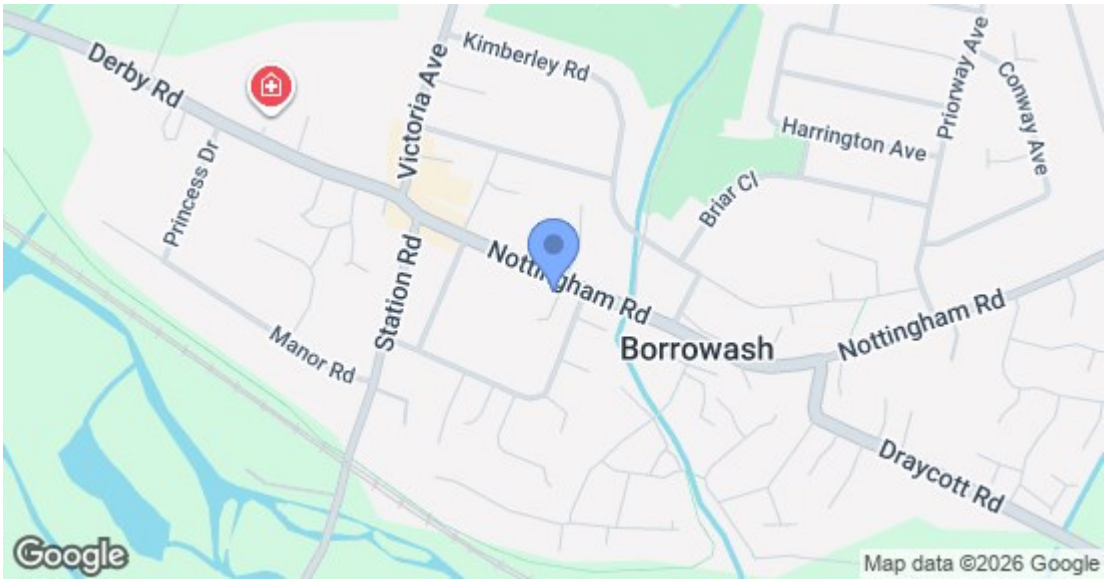
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 73mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

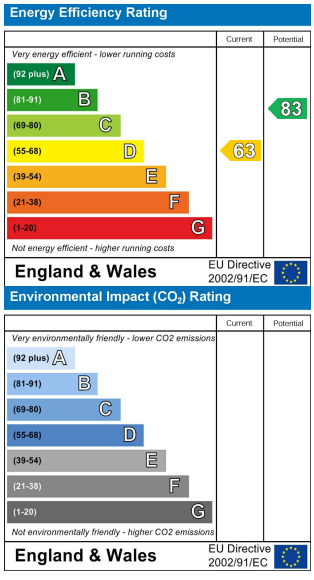












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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