

HoldenCopley

PREPARE TO BE MOVED

Victoria Avenue, Borrowash, Derbyshire DE72 3HG

Offers Over £240,000

Victoria Avenue, Borrowash, Derbyshire DE72 3HG



OFFERS OVER £240,000

PREPARE TO BE IMPRESSED...

Offered to the market with no upward chain, this Victorian two-bedroom detached home provides ideal accommodation for buyers looking to move straight into a cosy and unique home of their dreams. With abundant flair and character, this home is situated in the tranquil village of Borrowash, whilst remaining within easy reach of a range of local amenities, including shops, parks, eateries, and is within catchment to the excellent Redhill Primary School. Also benefitting from excellent transport links into Derby and Nottingham City Centres, to the M1 Motorway, and the A50, this home is suited for a range of buyers. Internally, the ground floor boasts an inviting entrance and dining area with stylish partially panelled walls, flowing seamlessly into the warm and cosy snug, complete with a fireplace and double French doors opening out to the rear garden. The living room exudes warmth and character, featuring a log burner fireplace with exposed brick as a striking focal point. The generous, well-appointed kitchen also benefits from access to a convenient W/C. Upstairs, the first floor is home to the double master bedroom featuring a closed-off original fireplace, as well as an additional second bedroom, serviced by a spacious three piece bathroom suite. Externally, the front of the home offers off-street parking, gated access to the rear, and a range of hedges and shrubs. To the rear of the property is a contemporary country garden, designed to provide year-round interest with minimum maintenance. The garden consists of a paved patio seating area, leading onto a large lawn, with topiary, beautifully planted raised beds, and hedged boundaries. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its cosy layout, beautiful garden, and village location, this is a home you won't want to miss.

MUST BE VIEWED





- Characteristic Detached Home
- Two Well-Proportioned Bedrooms
- Living Room With Feature Log Burner & Bow Window
- Cosy Snug With Double French Doors
- Inviting Entrance Room & Dining Area
- Contemporary Fitted Kitchen
- Spacious Family Bathroom
- Beautiful Contemporary Rear Garden
- Off-Street Parking
- No Upward Chain | Must Be Viewed





GROUND FLOOR

Entrance & Dining Room

14'9" x 6'6" (4.52m x 1.99m)

The entrance & dining area has wood-effect flooring, carpeted stairs, partially panelled walls, a radiator, coving to the ceiling, three UPVC double-glazed windows to the side elevation, a single UPVC door providing access into the accommodation, and arched open access to the snug.

Snug

14'8" x 7'4" (4.49m x 2.26m)

The snug has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, partially panelled walls, an in-built storage cupboard, coving to the ceiling, and double French doors leading out to the rear garden.

Living Room

15'10" x 11'3" (4.85m x 3.43m)

The living room has wood-effect flooring, a feature gas fired log burner in a recessed chimney breast alcove with exposed brick, a decorative surround and a hearth, a radiator, a TV-point, coving to the ceiling, a UPVC double-glazed window to the side elevation, and a UPVC double-glazed bow window to the front elevation.

Kitchen

10'6" x 9'1" (3.22m x 2.77m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with mixer tap and drainer, an integrated oven with an electric hob and extractor fan, a fridge freezer, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

W/C

3'3" x 2'7" (1.01m x 0.81m)

This space has a low level flush W/C, tiled flooring, coving to the ceiling, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

5'11" x 4'5" (1.82m x 1.35m)

The landing has carpeted flooring, a UPVC double-glazed stained glass window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

15'10" x 11'3" (4.85m x 3.43m)

The main bedroom has carpeted flooring, a closed-off original fireplace, a radiator, coving to the ceiling, a ceiling rose, and two UPVC double-glazed windows to the front and side elevations.

Bedroom Two

11'5" x 8'0" (3.48m x 2.46m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bathroom

8'5" x 7'3" (2.59m x 2.21m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted electric handheld shower fixture, tiled flooring, partially panelled walls, a radiator, a built-in storage cupboard, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a gravelled area, gated access to the rear, planted borders, and boundaries made of fence panelling and brick wall.

Rear

To the rear of the property is a private enclosed garden. The garden consists of a paved patio seating area, leading onto a large lawn, with topiary, beautifully planted raised beds, and hedged boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – Restrictive Covenants
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

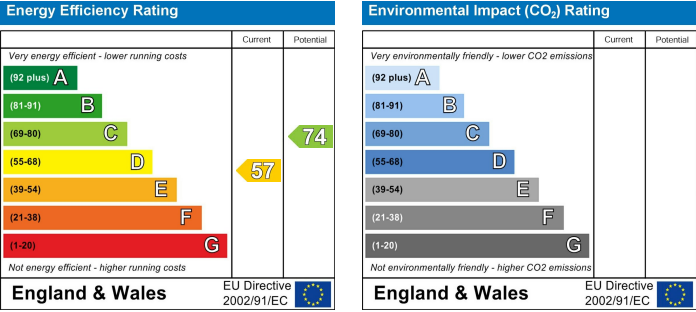
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

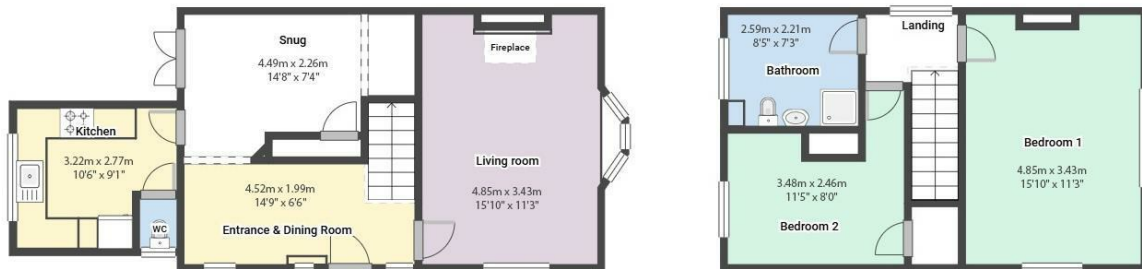
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Victoria Avenue, Borrowash, Derbyshire DE72 3HG

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.