



Balmoral Road,  
Borrowash, Derbyshire  
DE72 3FZ

**£220,000 Freehold**



A TWO BEDROOM MODERN SEMI DETACHED HOUSE FOUND IN THIS SOUGHT AFTER VILLAGE LOCATION.

Robert Ellis are extremely pleased to bring to the market this two double bedroom semi detached house found within the sought after village of Borrowwash. Providing excellent transport facilities such as the A52 providing access to Nottingham and Derby whilst being equidistant from Derby and Nottingham town centres.

The property derives the benefit of modern conveniences such as gas central heating and double glazing and in brief the accommodation comprises of an entrance hall, ground floor w.c., fitted kitchen and to the rear there is a good size lounge/sitting room with French doors providing access to the enclosed garden. To the first floor there are two double bedrooms with a separate family bathroom with a white three piece suite. Outside there are two allocated parking space to the front and enclosed secure gated garden to the rear.

The properties are within easy reach of the shops and schools for younger children found in Borrowwash with further shopping facilities found in nearby Draycott, Breaston and Long Eaton and also at Pride Park. There are health care and sports facilities, walks in the adjacent and surrounding picturesque countryside and there are excellent transport links which include J25 of the M1, East Midlands Airport, stations at East Midlands Parkway and Derby and the A52 and other main roads, all of which provide good access to both Nottingham and Derby.



### Entrance Hall

UPVC double glazed composite door to the front, stairs leading to the first floor, ceiling light point, smoke alarm point, wall mounted radiator, wall mounted electrical control panel and panelled doors to:

### Ground Floor w.c.

With a low flush w.c., vanity wash hand basin, wall mounted radiator, extractor fan, ceiling light point and tiling to the floor.

### Dining Kitchen

14'6 x 7'8 approx (4.42m x 2.34m approx)

UPVC double glazed window to the front, wall and base units incorporating laminate work surface above, stainless steel sink with swan neck mixer tap, space and plumbing for automatic washing machine, integral oven with four ring gas hob over, wall mounted 'Ideal' gas central heating combination boiler, recessed spotlights to the ceiling, wall mounted radiator and ample sockets.

### Lounge/Sitting Room

14'2 x 13'7 approx (4.32m x 4.14m approx)

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

### First Floor Landing

UPVC double glazed window to the side, ceiling light point, smoke alarm, built-in storage cupboard and panelled doors to:

### Bedroom 1

14'1 x 9'3 approx (4.29m x 2.82m approx)

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

### Bedroom 2

14'1 x 8'11 approx (4.29m x 2.72m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, loft access hatch and built-in storage cupboard over the stairs.

### Bathroom

Three piece suite comprising panelled bath with mixer

shower attachment over, pedestal wash hand basin, low flush w.c., feature tiling to the walls and tiling to the floor, ceiling light point, extractor fan and wall mounted radiator.

### Outside

#### 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 Borrowwash. At the 'T' junction turn left into Nottingham Road, right into Barrons Way and right again into Balmoral Road.

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#### Council Tax

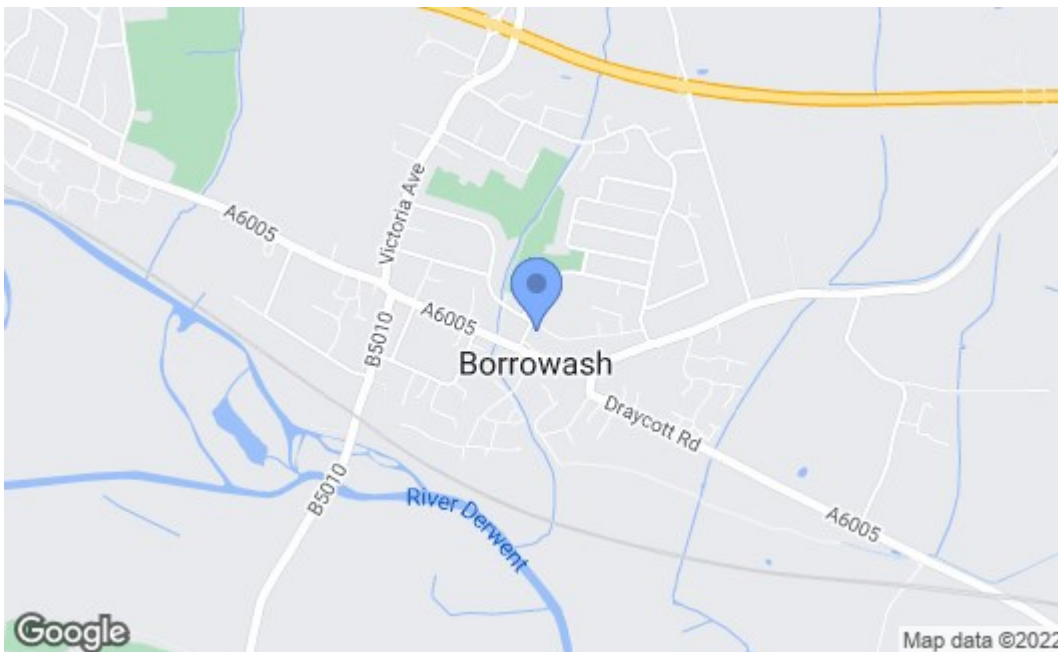
Band B - £1,534





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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 symbols, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(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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