

# Robert Ellis

*look no further...*



Roman Way,  
Borrowash, Derbyshire  
DE72 3LX

**£385,000 Freehold**

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THIS IS AN ABSOLUTELY AMAZING DETACHED HOME WHICH OVER RECENT YEARS HAS BEEN EXTENDED TO THE REAR TO PROVIDE A SPACIOUS OPEN PLAN GROUND FLOOR LIVING AREA.

Being situated in this most sought after residential area between Nottingham and Derby, this detached property has had a large ground floor extension added over recent years which has provided a superb living/dining kitchen area with the whole of the ground floor having an open plan feel which suits today's style of living. It will be difficult for people to appreciate the size and quality of the accommodation included by just taking a casual glance at the front elevation so we strongly recommend they take a full internal inspection so they can see the size and quality of the accommodation included and the privacy of the garden at the rear for themselves. Borrowwash is a very popular village which has a number of local amenities and facilities and is also close to Elvaston Castle and the A52 which provides good access to other transport links as well as to Nottingham and Derby.

The property was originally built by Redrow Homes and has an attractive facia brick to the external elevations under a pitched tiled roof and the enlarged and well proportioned accommodation derives all the benefits of gas central heating and double glazing. The property is entered through a stylish composite front door into a reception hall and to the right there is a separate sitting room which could be a study, play room or something similar and then you walk into the main open plan living area which includes at the front of the house a sitting area and then you walk into the living/dining kitchen which has an exclusively fitted and equipped kitchen and a five door bi-folding door system leading out to the landscaped rear garden. There is a staircase with a floating glazed balustrade leading to the first floor with the glazed balustrade continuing onto the landing and there are oak effect doors leading to the three bedrooms, the main bedroom having a range of built-in wardrobes and a luxurious fully tiled en-suite shower room and there is then the main bathroom which has a large walk-in shower and is again fully tiled with tiled flooring. Outside there is car standing at the front of the property and a path leading down the right hand side to the rear garden. The garden at the rear of the house is extremely private with fencing to the boundaries and has been landscaped and designed to keep maintenance to a minimum with there being an Italian porcelain tiled patio to the immediate rear of the house with pathways leading down both sides of the garden and across the rear and these areas provide several places for people to sit and enjoy outside living, there is a central astroturf lawn and the garden is kept private by having quality fencing to the boundaries.

Borrowwash has a number of local amenities and facilities which include a Co-op convenience store, a local butchers, fish mongers and Bird's bakery, there are local schools for younger children with those for older children only being a short drive away, there are healthcare and sports facilities, walks in the surrounding countryside and at Elvaston Castle which is again only a few minutes away and the 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 good access to Nottingham, Derby and other East Midlands towns and cities.





Stylish composite front door with three inset double glazed block panels leading to:

### Reception Hall

Double glazed window to the side, oak effect panelled doors to the sitting room and into the main living area and quality laminate flooring which runs across the whole of the ground floor living space.

### TV Room/Bedroom 4

16' max x 8' approx (4.88m max x 2.44m approx)

Double glazed window to the front, quality laminate flooring and radiator.

### Sitting Area

15'4 x 14'7 approx (4.67m x 4.45m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling, feature wall mounted flame effect electric fire, TV point and power point for a wall mounted TV, recessed lights to the ceiling, stairs with feature glazed balustrade leading to the first floor with cupboard under and quality laminate flooring which runs through into the living/dining kitchen.

### Living/Dining Kitchen

20'3 x 19'9 approx (6.17m x 6.02m approx)

The kitchen is fitted with white Shaker style units with brushed stainless steel fittings and has Silestone work surfaces with a five ring induction hob set in a Silestone work surface having cupboards and drawers under, central Silestone island which includes a breakfast eating area and incorporates a 1½ bowl sink with mixer taps with an integrated dishwasher, space for an automatic washing machine, cupboards, drawers and a wine cooler below, space for an American fridge freezer with cupboard over, oven and combination oven with a warming drawer, cupboard over and drawer below, upright storage cupboard, part of the ceiling part of this large living space is vaulted and has two electrically operated Velux style windows and recessed spotlights, two feature radiators, quality laminate flooring with under floor heating to the main part of the living/dining kitchen and a five door double glazed bi-folding door system leading out to the rear garden.

### First Floor Landing

The glazed balustrade is continued from the stairs onto the landing, opaque double glazed window on the half landing, oak effect panelled doors leading to the rooms and airing/storage cupboard which houses the Vaillant gas boiler.

### Bedroom 1

11'5 x 10'5 approx (3.48m x 3.18m approx)

Double glazed window to the rear, range of two recently installed double built-in wardrobes, radiator, cornice to the wall and ceiling and oak effect panelled door to:

### En-Suite

The en-suite to the main bedroom is fully tiled and has tiled flooring, large walk-in shower with a mains flow shower system with tiling to three walls and a sliding door and protective screen, low flush w.c. and a wall mounted hand basin with mixer tap and two drawers below and a mirror to the wall above the sink position, chrome heated ladder towel radiator, tiled flooring, opaque double glazed window, recessed lights to the ceiling and an extractor fan.

### Bedroom 2

11'4 x 10'2 approx (3.45m x 3.10m approx)

Double glazed window to the front and radiator.

### Bedroom 3

8'6 x 7'4 approx (2.59m x 2.24m approx)

Double glazed window to the front and radiator.

### Bathroom

The main bathroom has also been recently re-fitted and is fully tiled with a large walk-in shower which has a mains flow shower system with an overhead rain water shower head and hand held shower and a protective glazed screen, low flush w.c. and a wall mounted hand basin with a mixer tap and drawer under, Karndean style flooring, chrome heated ladder towel radiator, opaque double glazed window, mirror to the wall by the sink position and an extractor fan.

### Outside

At the front of the property there is a driveway which provides off the road parking for two vehicles and to the right of the house there is a path and gate that provides access to the rear garden. At the rear of the property there is an Italian porcelain slabbed patio which extends down both sides of the garden and along the rear where there are further seating areas and a central astroturf lawn, all of which helps to keep maintenance to an absolute minimum. The rear garden has a place to position a hot tub, there is a wooden garden shed which will remain when the property is sold and the garden is kept private by having fencing to three boundaries. There is an outside water supply, power points and running across the rear of the house there is a pelmet over the bi-folding doors with LED lighting.

### Directions

Proceed out of Long Eaton along Derby Road continuing through Breaston and Draycott along Draycott Road where Roman Way can be found as a turning on the left hand side just prior to the bend.

6607AMMP





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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.