



Central Avenue,
Borrowash, Derbyshire
DE72 3JZ

Price Guide £685-690,000
Freehold



A BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON A GOOD SIZE PLOT.

It gives Robert Ellis great pleasure to bring to the market a property that has been extended over the years and now offers FOUR bedrooms with the potential to be re-modelled or made larger if required. Standing back from the road there is a wide driveway offering parking for several cars which leads to a DETACHED DOUBLE brick garage with a pitched roof. The light and airy property which has many windows is the right residence for a prospective buyer who is looking for a family home to grown into and put their own stamp on it. The property is found on a particularly private and good sized plot being set back from the road and the rear backing onto Borrowwash tennis courts. The rear garden is very large in size measuring at least 110ft. You maybe be able to look at taking the garage down and possibly build another property in the rear garden and still have a good size garden to the original property (subject to necessary planning permissions). An internal viewing is a must to fully appreciate everything this property has to offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of a pitched roof, entrance porch, hall with doors leading to the study/play room, lounge/dining room, conservatory facing onto the garden, ground floor w.c., kitchen and separate large utility room. To the first floor there are four bedrooms, the second bedroom having an en-suite and the master benefiting from built-in wardrobes and drawers and a four piece suite family bathroom. Outside, as previously mentioned, the property sits back from the road with a large driveway leading to the detached double garage and to the rear there is a larger than average garden which is over 100ft in length.

Borrowwash village is extremely popular and has a Co-op convenience store, Bird's bakery, a butchers, fishmongers and other shops. There are local schools within easy reach, healthcare and sports facilities, walks in the surrounding picturesque countryside including Elvaston Castle. There are a number of well known local pubs at nearby Ockbrook which again is only a few minutes drive away. The excellent transport links include J25 of the M1, East Midlands Airport, stations at East Midlands Parkway, Derby and Long Eaton and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Porch

With a pitched tiled roof, UPVC double glazed window and front entrance door, tiled floor and door to:

Entrance Hall

Front entrance door, radiator, door to understairs storage cupboard and door to:

Cloaks/w.c.

Low flush w.c., wash hand basin with cupboard under, chrome heated towel rail, tiled walls and splashbacks, UPVC double glazed window to the rear and tiled floor.

Study/Play Room

16'5 x 9'5 approx (5.00m x 2.87m approx)

Two UPVC double glazed windows to the front, gas fire, TV point.

Dining Room

11'6 x 13'2 approx (3.51m x 4.01m approx)

UPVC double glazed window to the front, radiator, coving to ceiling, ceiling rose and open to:

Lounge

17'8 x 13'4 approx (5.38m x 4.06m approx)

UPVC double glazed window to the side, coving to ceiling, ceiling rose, gas fire with Adam style surround and sliding doors to:

Conservatory

13'6 x 13'6 approx (4.11m x 4.11m approx)

A brick base conservatory with UPVC double glazed windows and door to the rear garden, tiled floor and power points.

Kitchen

10'5 x 8'9 approx (3.18m x 2.67m approx)

Wall, base and drawer units with roll edged work surface over, 1½ bowl sink and drainer unit with mixer tap, built-in fridge freezer, dishwasher, integrated oven, electric hob and extractor hood over, radiator, tiled floor, UPVC double glazed window to the rear and door to:

Utility Room

11'6 x 5'6 approx (3.51m x 1.68m approx)

Wall and base units with roll edged work surface over, sink with mixer tap over, built-in washing machine, UPVC double glazed window to the side, gas central heating boiler, tiled floor and UPVC double glazed door to the rear.

First Floor Landing

UPVC double glazed window to the front, radiator, access to the loft, door to overstairs storage cupboard and doors to:

Bedroom 1

18'4 x 12'9 approx (5.59m x 3.89m approx)

Two UPVC double glazed windows to the rear, built-in wardrobes and drawers, radiator and TV point.

Bedroom 2

16'4 x 8'9 approx (4.98m x 2.67m approx)

Two UPVC double glazed windows to the front, radiator and door to:

En-Suite

Walk-in shower cubicle with shower from the mains, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, tiled hearth, chrome heated towel rail, spotlights, extractor fan and UPVC double glazed window to the side.

Bedroom 3

13'5 x 11'6 approx (4.09m x 3.51m approx)

UPVC double glazed window to the front, coving to ceiling, radiator and built-in wardrobes.

Bedroom 4

8'9 x 7'9 approx (2.67m x 2.36m approx)

UPVC double glazed window to the rear, laminate floor and radiator.

Bathroom

A four piece suite comprising of a walk-in shower cubicle with shower from the mains, free standing bath with mixer tap over, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, chrome heated towel rail, spotlights, extractor fan and tiled floor.

Outside

The property is set back from the road and is private having wall and hedged boundaries. There is a garden to the front of the property with a lawn having borders full of mature shrubs and flowers and is privately enclosed with hedged and walled boundaries. There is a path leading to the front entrance door. Double wrought iron gates lead you to the tarmac driveway with a width of 16'7 giving room for several cars or vehicles and this leads you to the detached garage. There is a single wrought iron gate leading to the rear garden from the left but you can also access the garden from the right hand side giving you access all the way around the house. Immediate to the property is a patio area leading to the predominantly laid lawn where the garden measures over 110ft in length and it is also very wide and is a particular feature of this property. You maybe be able to look at taking the garage down and possibly build another property in the rear garden and still have a good size garden to the original property (subject to necessary planning permissions). There are borders to the right full of mature shrubs, flowers and trees and the property can be accessed from all sides. The rear garden is privately enclosed with hedged boundaries. There is an outside tap, a greenhouse, garden shed and summerhouse.

Double Garage

19'1 x 15'6 approx (5.82m x 4.72m approx)

Up and over door to the front, side pedestrian door and window, power and light.

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 onto Nottingham Road and left into Central Avenue, following the road around to the right and the property can be found on the right.

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.