



Bains Drive,  
Borrowash, Derbyshire  
DE72 3FS

**£299,950 Freehold**





A SUPERB EXAMPLE OF AN EXTENDED THREE BEDROOM, SEMI-DETACHED HOUSE SITUATED WITHIN THIS SOUGHT AFTER DERBYSHIRE VILLAGE WITH OFF STREET PARKING AND ON A LARGE PLOT.

Robert Ellis are proud to be instructed to market this lovely extended, three bedroom semi-detached home, perfect for a wide range of buyers from those looking to purchase their first home, people who are looking to downsize and equally, families who are looking for the perfect size plot within a sought after village location. The property is constructed of brick to the external elevations and has been well maintained by the current owners as people will see when they view, with fantastic upgrades and additions including newly fitted windows and doors and redecoration throughout. This property offers ample and versatile, open plan living space and an internal viewing is highly recommended to appreciate all that is on offer.

In brief, the property comprises an entrance porch and bright entrance hallway, a cosy lounge with log burner, bay window and fitted shutter blinds with a large open plan kitchen/diner space boasting plenty of natural light through the windows, integrated appliances and a breakfast bar area. This room overlooks the rear garden and has French doors opening out into the garden, perfect for the summer months. To the first floor, the landing leads to three generous bedrooms with the two to the front benefiting from bay windows and fitted shutter blinds. There is a modern white three piece bathroom suite situated to the rear of the property with tiled walls and floors. To the exterior, the property offers ample off street parking via a generous driveway through wooden manual gates with mature trees and shrubs. To the rear of the property there is a fantastic North Easterly facing garden that gets lots of sun and benefits from turf, mature flower beds, decking area's, a greenhouse, wooden storage shed and mature tree which is a central feature in the garden.

Located in the popular and sought after west Derbyshire village of Borrowash, close to and within walking distance to a wide range of local amenities including shops, bars, restaurants and healthcare facilities. There are good school catchments available for all ages including Ashbrook Primary School and West Park secondary school. Fantastic transport links are within easy reach such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away. Families can look forward to local days out as this property sits within easy reach of Elvaston Castle, Bluebells Dairy Farm, Locko Park, local fisheries, Camping sites and more.





### Entrance Porch

Double glazed front door, carpeted flooring, door to:

### Entrance Hallway

Newly fitted double glazed frosted window to the side, panelled walls, laminate flooring, understairs storage cupboard, radiator, , ceiling light.

### Lounge

13'4 x 11'1 approx (4.06m x 3.38m approx)

Double glazed bay window overlooking the front with fitted shutter blinds, carpeted flooring, log burner, radiator, ceiling light.

### Kitchen/Diner

Newly fitted composite door to the rear and newly fitted double glazed window overlooking the rear from the kitchen, solid wooden floorboards, pantry/storage cupboard, radiator, wooden windows and Aluminium door overlooking and leading to the rear garden. Integrated dishwasher, aluminium 1 and half bowl sink, space for a washing machine and tumble dryer, space for a fridge freezer, electric double oven and induction hob, breakfast bar, spotlights.

### First Floor Landing

Newly fitted double glazed frosted window to the side, carpeted flooring, panelled walls, airing cupboard and access into the loft, ceiling light.

### Bedroom 1

13'3 x 13'6 approx (4.04m x 4.11m approx)

Double glazed bay window overlooking the front with fitted shutter blinds, carpeted flooring, radiator, ceiling light.

### Bedroom 2

13'7 x 11'4 x 10'7 approx (4.14m x 3.45m x 3.23m approx)

Newly fitted double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

### Bedroom 3

8'2 x 8'0 approx (2.49m x 2.44m approx)

Double glazed window overlooking the front with fitted shutter blinds, carpeted flooring, radiator, storage space over the bulk head of the stairs, ceiling light.

### Family Bathroom

10'4 x 8'0 (3.15m x 2.44m)

Newly fitted double glazed frosted windows to the rear and side, tiled walls and flooring, 'P' shaped bath with mixer tap and electric shower over the bath, low flush w.c., top mounted bowl sink, heated towel rail, ceiling light.

### Outside

To the front of the property there is ample off street parking via a large driveway through manual wooden gates with mature tree and flower beds. To the rear, the property benefits a large North Easterly facing garden that gets a lot of sunlight and boasts a lawn, mature flower beds, decked areas to the top and bottom of the garden, wooden storage sheds, a greenhouse and mature Silver Birch tree to the centre of the lawn.

### Directions

Proceed out of Long Eaton and through the villages of Breaston and Draycott continuing along Draycott Road. At the T junction turn right into Nottingham Road then take the left hand turning into Bains Drive.

8196RS

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 71mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

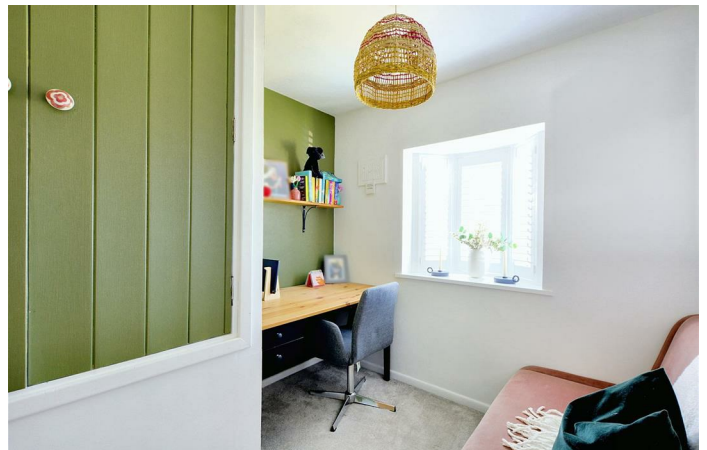
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	67	
(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.