



Princess Drive,
Borrowash, Derbyshire
DE72 3LQ

**Price Guide £240-250,000
Freehold**



THIS IS A VICTORIAN, BAY FRONTED SEMI DETACHED HOUSE SITUATED ON A MOST SORT AFTER ROAD, WHICH IS NOW IN NEED OF A GENERAL UPDATING PROGRAMME.

Being located on Princess Drive which is a quiet road close to the heart of Borrowash, this bay fronted Victorian semi detached home provides the opportunity for a new owner to stamp their own mark on their next property and also possibly extend into the attic, which is something that has been carried out to similar properties on the road. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation and privacy of the garden at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves. Borrowash is a popular village location situated between Derby and Nottingham and with easy access to the A52 it is very popular and convenient place to live.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of having gas central heating and double glazing. Being entered through an enclosed porch, the accommodation includes a reception hall, lounge with a bay window to the front, a separate dining/sitting room which has double glazed, double opening French doors leading out to the rear garden, the breakfast kitchen is a good size and is currently fitted with dark oak units and off the kitchen there is a useful utility area, from which a door leads out to the rear garden. To the first floor the landing leads to the three bedrooms and the bathroom which has a light coloured suite with a shower over the bath. Outside there is an easily managed area at the front, a wide path to the right hand side and at the rear, patio/seating areas, a path leads to the bottom of the garden, there is a lawn with borders, a fruit/vegetable garden where there is a greenhouse and steel storage shed and the garden is kept private by having fencing to the three boundaries.

Borrowash is a popular village location which has a large Co-op convenience store, a Bird's bakery, quality butchers, fishmongers and two restaurants, while Ockbrook is only a short drive away where there are a variety of village pubs, there are excellent schools for all ages within easy reach, healthcare and sports facilities which include several local golf courses, Elvaston Castle is only a few minutes drive away which provides a lovely area to walk as does the open surrounding countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



Porch

Having a UPVC front door with two inset leaded double glazed panels to the and a door with an inset opaque glazed panel leading to:

Reception Hall

Stairs leading to the first floor, archway and doors leading to the lounge and dining room.

Lounge/Sitting Room

11'1" plus bay x 11'6 approx (3.35m plus bay x 3.51m approx)
Double glazed bay window to the front, Adam style fireplace with an inset and hearth and cornice to the wall and ceiling.

Dining/Sitting Room

12'7 x 11'6 approx (3.84m x 3.51m approx)
Double opening, double glazed French doors leading out to the rear garden, feature open fireplace (not tested) with an Adam surround and cast iron inset with tiled hearth, cornice to the wall and ceiling and doors with inset glazed panels leading to the hall and kitchen.

Breakfast Kitchen

17'5 to 14'3 x 9' approx (5.31m to 4.34m x 2.74m approx)
The kitchen is fitted with oak units and has a 1½ bowl stainless steel sink with a mixer tap set in a work surface with cupboards, drawers and space for an automatic washing machine and a second appliance below, space for a fridge/freezer, four ring gas hob set in a work surface with cupboards, drawers and shelves below, oven with cupboard above and drawer under, matching eye level wall cupboards, display cabinets and shelving, tiling to the walls by the work surface areas, two double glazed windows to the side, wall mounted boiler, radiator, understairs storage cupboard, door with inset glazed panel leading to:

Utility Area

8'5 x 8'2 approx (2.57m x 2.49m approx)
Having a window to the rear, half opaque double glazed door leading out to the garden, light and power points and a glazed panel to the sloping roof.

First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to the loft and doors to:

Bedroom 1

15'2 x 11'2 approx (4.62m x 3.40m approx)
Two double glazed windows to the front and a radiator.

Bedroom 2

11'6 x 9'5 approx (3.51m x 2.87m approx)
Double glazed window to the rear looking down the garden and a radiator.

Bedroom 3

9'8 x 6'6 approx (2.95m x 1.98m approx)
Double glazed window to the rear and an airing/storage cupboard.

Bathroom

The bathroom has a light coloured suite including a panelled bath with chrome hand rails, a shower over and tiling to three walls, sink set in a surface with double cupboard beneath, low flush w.c., opaque double glazed window, radiator and a mirror fronted cabinet.

Outside

At the front of the property there is a concrete area with two raised beds and a wall to the front and left hand side and a wide pathway to the right which leads to a gate that provides access to the rear garden.

The rear garden is an important feature of this lovely home and has a concrete and paved area to the side of the house with a gate leading out to the front and there is an outside tap and light provided next to the property. There is a patio/seating area behind the house, a path leads to the bottom of the garden, there is a lawn with borders, pond and at the bottom of the garden a greenhouse, a steel storage shed and various fruit bushes, fencing to the side and rear boundaries and there is an open aspect over fields at the rear.

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. Continue along Derby Road and take the left hand turning into Princess Drive where the property can be found on the right.

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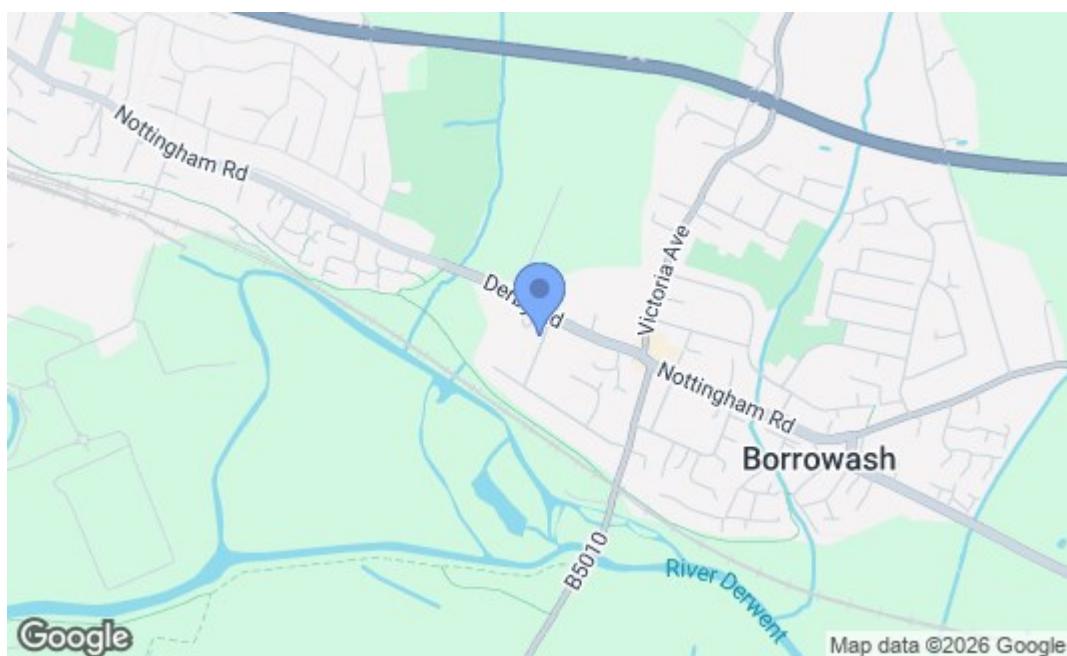
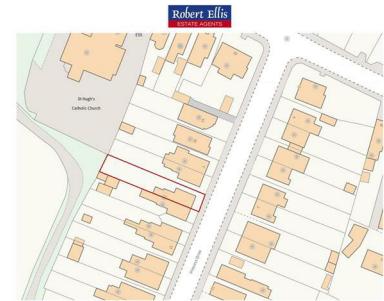
Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky Virgin
Broadband Speed - Standard 11mbps Superfast 55mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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		
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.