Robert Ellis

look no further...

Charnwood Avenue,
Borrowash, Derbyshire
DE72 3JA

Price Guide £210-215,000

Freehold

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THIS IS A THREE BEDROOM TRADITIONAL SEMI DETACHED PROPERTY WHICH IS POSITIONED ON A GOOD SIZE PLOT IN THIS POPULAR RESIDENTIAL AREA.

Being situated on Charnwood Avenue, this traditional three bedroom property provides a lovely home which will suit a whole range of buyers, from people buying their first property to families who are looking for a three bedroom house which is well placed for easy access to local amenities and facilities. For the size of the accommodation and the privacy of the gardens at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is tastefully finished throughout and has over recent years had the dining kitchen and bathroom updated, as people will see when they view.

The property stands back from a quiet walk way and is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefits from having gas central heating and double glazing, the house is entered through a stylish composite front door into the reception hall which has wooden flooring that extends ino the through lounge which has a log burning stove and double glazed, double opening French doors leading out to a patio area at the rear of the house. The dining kitchen has been re-fitted with wall and base units and includes several integrated appliances and there is a rear porch with two store room facilities off. To the first floor the landing leads to three good size bedrooms and the luxurious bathroom which has a white suite with a stand alone bath and a separate walk-in shower which has a mains flow system. Outside there is a lawned garden to the front and at the rear a slabbed area at the side of the house with a path leading to the bottom of the garden, there are lawned areas with borders, a further patio to the rear of the house and the garden is kept private by having hedging and fencing to the boundaries.

Borrowash has a number of local amenities including a Co-op store, a Bird's bakery, a well regarded butchers, fish mongers and two local Indian restaurants with there being further shopping facilities found in nearby Long Eaton where there are Asda, Tesco and Aldi stores, there is an Asda at Spondon and Sainsbury's and Costco at Pride Park, there are schools for all ages within easy reach of the property, healthcare and sports facilities, walks in the surrounding picturesque countryside and at Elvaston Castle which is only a few minutes drive away 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 Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
Stylish composite front door with an inset circular opaque glazed panel, stairs leading to the first floor, feature wall mounted radiator, electric meter and electric consumer unit housed in a fitted cupboard, wooden flooring that extends into the lounge and wood panelled doors leading to the lounge and dining kitchen.

Lounge/Sitting Room
16' x 9'10 approx (4.88m x 3.00m approx)
Having a double glazed window with fitted blind to the front, double glazed French doors leading out to the private rear garden, a log burner set in a chimney breast with a hearth, wooden flooring and two feature radiators.

Dining Kitchen
The kitchen is exclusively fitted with cream finished units having brushed stainless steel fittings and wood grain work surfaces and includes a 1½ bowl sink with a mixer tap and a five ring gas hob set in a work surface which has cupboards, an oven, drawers, an integrated dishwasher and a wine cooler below, integrated upright fridge/freezer, matching eye level wall cupboards and a hood with back plate to the cooking area, recessed lighting to the ceiling, double glazed window to the rear, radiator and half opaque double glazed door leading out to the rear porch.

Rear Porch
Providing access to the garden at the side of the property.

Brick Store/Utility Area
6' x 5' approx (1.83m x 1.52m approx)
Double glazed window, power and lighting.

Brick Store

First Floor Landing
Double glazed window with fitted blind to the rear, Glow Worm gas boiler housed in a built-in airing/storage cupboard and doors to:

Bedroom 1
12' x 10' to 9' approx (3.66m x 3.05m to 2.74m approx)
Double glazed windows with fitted blind to the front and side, built-in wardrobe and a radiator.

Bedroom 2
10' x 9' approx (3.05m x 2.74m approx)
Double glazed window with fitted blind to the front, built-in wardrobe and a radiator.

Bedroom 3
9' x 6' approx (2.74m x 1.83m approx)
Double glazed window with fitted blind to the rear, radiator and hatch to the loft.

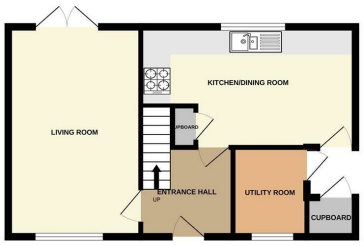
Bathroom
The bathroom is fully tiled with a white suite including a stand alone bath with mixer taps, a separate shower with a mains flow shower system having a rainwater shower head and a hand held shower with shower boarding to three sides and a glazed pivot door, low flush w.c. and pedestal wash hand basin with a mixer tap and double mirror fronted cabinet above, opaque double glazed window with fitted blind, chrome ladder towel radiator, recessed lighting to the ceiling and tiled flooring.

Outside
At the front of the property there is a lawn with borders to the side having hedging to the boundaries and there is a gate from the pavement leading to a path which takes you to the front door and down the right hand side of the property through a gate to the rear garden. The rear garden is a good size having a slabbed patio area to the side of the house with a path leading to the bottom of the garden with lawns to either side, further slabbed patio area to the immediate rear of the house from the French doors that lead out from the lounge, there is a wooden shed and the garden is kept private by having hedging to the side boundaries and a fence to the rear and there is an outside water tap and external lighting provided.

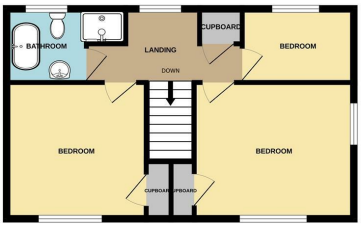
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott and into Borrowash. At the crossroads turn right onto Nottingham Road, left onto Priorway Avenue and left onto Charnwood Avenue.
7651AMMP

Council Tax
Erewash Borough Council Band A

GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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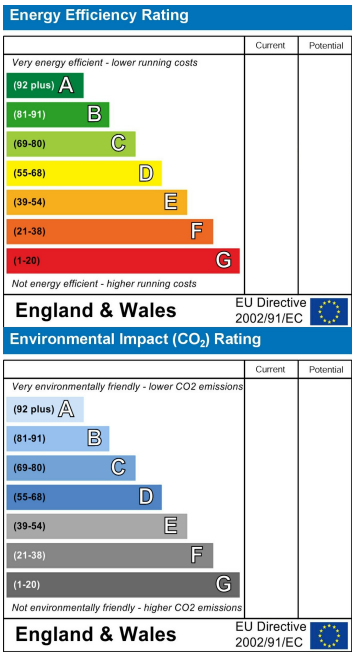

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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