Robert Ellis

look no further...

Balmoral Road,
Borrowash, Derbyshire
DE72 3FZ

£275,000 Freehold

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THIS IS A SEMI DETACHED PROPERTY SITUATED IN A MOST SOUGHT AFTER AREA, WHICH OVER RECENT YEARS HAS BEEN EXTENDED TO THE REAR AND SIDE TO PROVIDE ENLARGED GROUND FLOOR LIVING ACCOMMODATION AND AN ADJOINING BRICK GARAGE.

Being situated on this quiet road within the very popular village of Borrowash, this semi detached property has over the past few years been significantly extended to the rear and side which has provided enlarged ground floor living accommodation with an open plan living/dining kitchen which we feel is something that will suit a whole range of buyers and from this room there are double glazed double opening French doors leading out to the South facing rear garden. The property is well placed for easy access to the local amenities provided by Borrowash which includes a number of local shops, schools for younger children and being located just off the A52 is very accessible to both Nottingham and Derby. For the full extend of the accommodation that is included in this lovey home to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see the whole property and the privacy of the South facing rear garden for themselves which will enable people looking for a property in the area to be able to compare it to other properties they might have seen.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing and includes an enclosed porch/hallway which leads through a glazed door into the lounge/sitting room, from which the stairs take you to the first floor and a door leading into the large living/dining kitchen with the kitchen area being fitted with cream units and integrated appliances. From this large living space there is a door taking you to the utility room off which there is a most useful ground floor w.c. and a door leading out to the rear garden and the internal door to the garage. To the first floor the landing leads to the three bedrooms, two of which have built-in wardrobes and the fully tiled bathroom which has a white suite complete with a mains flow shower over the bath. Outside there is a driveway and lawned garden at the front and at the rear there is a patio which leads onto a lawned garden which has borders and fencing to the sides and there is a wooden shed at the bottom of the garden which will remain at the property when it is sold. To the left hand side of the property there is the adjoining garage which has double opening doors and provides an excellent storage facility for the property.

Borrowash is an extremely popular village to live with there being a Co-op store, Birds bakery, a well know butcher and fish monger in the village while more shopping facilities can be found at Spondon where there is Asda,, Pride Park where there is a Sainsbury's and other retail outlets and in the other direction Long Eaton where there are Asda and Tesco superstores. There are excellent local schools for younger children and senior schools are also within easy reach, there are healthcare and sports facilities, walks in the surrounding picturesque countryside which includes Elvaston Castle and other South Derbyshire places of interest and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch/Hallway
Opaque double glazed door with matching side panels to the front, radiator and a Georgian glazed door with matching side panels leading to:

Lounge/Sitting Room
16'8 x 14'3 approx (5.08m x 4.34m approx)
Double glazed window to the front, gas fire set in an Adam style surround with inset and hearth, cornice to wall and ceiling, dado rail to the walls, two radiators, three wall lights, stairs with cupboard under and a balustrade leading to the first floor and a feature beam to the ceiling.

Living/Dining Kitchen
17'5 x 6'8 approx (5.31m x 2.03m approx)
This extended room has cream finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a five ring hob set in a work surface which extends to two sides and has cupboards, drawers and an integrated dishwasher below, Zanussi double oven with cupboards above and below, shelved pantry style cupboard, central island/breakfast bar with cupboards and drawers below, eye level wall cupboards and shelves to one wall, hood with back plate to the cooking area, double glazed double opening French style doors leading out to the rear garden with a double glazed window to the rear, two Velux windows to the sloping ceiling, tiled flooring which extends through into the utility room, radiator, space for a large fridge freezer and an understairs storage cupboard.

Utility Room
15'6 x 8'6 max approx (4.72m x 2.59m max approx)
The utility room is fitted with a 1½ bowl sink set in an L shaped work surface with space for three appliances and a cupboard below, upright storage cupboard, matching eye level wall cupboards, tiled flooring, double glazed window to the rear and UPVC door with an inset double glazed panel leading out to the rear garden and an internal door to the garage.

Ground Floor w.c.
Having a white low flush w.c. and a corner hand basin with a mixer tap, X-pelair fan and tiled flooring.

First Floor Landing
Hatch with ladder leading to the loft which is part boarded, has a light and the boiler is housed in the roof space, double glazed window to the side, balustrade continued from the stairs onto the landing, built-in shelved cupboard, dado rail to the walls and doors to:

Bedroom 1
10'4 x 10'2 aprox (3.15m x 3.10m aprox)
Double glazed window to the front, radiator, double built-in wardrobes with cupboards over and cornice to the wall and ceiling.

Bedroom 2
10'5 x 8'9 approx (3.18m x 2.67m approx)
Double glazed window to the rear, double wardrobe with cupboards over, radiator and cornice to the wall and ceiling.

Bedroom 3
size (size)
Double glazed window to the front, radiator and cornice to the wall and ceiling.

Bathroom
The bathroom is fully tiled with a white suite including a P shaped bath with mixer taps and a mains flow shower over with protective screen, hand basin with mixer tap and two drawers below, low flush w.c., tiled flooring, chrome ladder heated towel radiator, mirror on the wall with electric shaver point, two opaque glazed windows, recessed lighting to the ceiling and an extractor fan.

Outside
At the front of the property there is a lawn and a drive which provides off the road parking and there is a coniferous hedge to the right hand boundary. The rear garden is South facing and there is a slabbed patio extending across the rear of the house and this leads onto a lawned garden which has borders to the sides. At the bottom of the garden there is a wooden shed and the garden is kept private by having fencing to the three boundaries. There is outside lighting and an outside water supply provided.

Garage
15'6 x 8'3 aprox (4.72m x 2.51m aprox)
The garage is positioned to the left of the property and has double wooden doors to the front and an internal door leading to the utility room. The garage has power points and lighting and there is a storage facility in the roof space of the garage.

Shed
9'9 x 8'9 approx (2.97m x 2.67m approx)
The wooden shed has double doors at the front and a window to the side.

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 into Nottingham Road, right into Barrons Way and right again into Balmoral Road.
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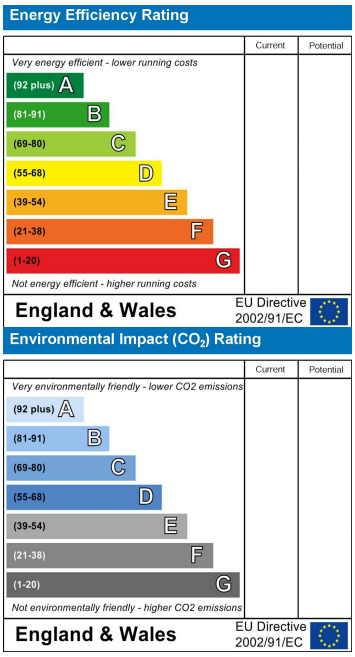

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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