



Station Road,  
Borrowash, Derbyshire  
DE72 3LG

**£550-575,000 Freehold**



## A DOUBLE FRONTED EDWARDIAN DETACHED CHARACTER HOME IN THIS SOUGHT AFTER LOCATION

Robert Ellis are delighted to offer to the market this stunning FOUR BEDROOM double fronted character DETACHED home located in the popular area of Borrowash, offering just under 2000 sqft of living accommodation. Situated on Station Road, this beautiful property boasts a range of charming features including a log-burning stove, elegant bay windows, and original ceiling cornices. The well-proportioned rear garden provides ample outdoor space, complemented by off-road parking to the rear and a detached single garage. Perfect for those seeking a blend of character and modern living in a desirable location. There are three reception rooms on offer to the ground floor and four good sized bedrooms to the first floor.

The property stands beautifully from the front and internal viewing is highly recommended. The properties accommodation briefly comprises of: an Hall, sitting room, dining room, study, kitchen, utility and a downstairs wet room. To the first floor, there are four good sized bedrooms and a bathroom with a separate WC. Externally, there is a small frontage with rear garden offering a great external space whilst also boasting off road parking and a single garage.



## Hallway

Spacious central hallway with a stunning Minton tiled flooring, a staircase which leads to the first floor, access to the cellar, deep skirting, coved ceiling, a central heating radiator and doors leading to all rooms.

## Sitting Room

65'7" 6'6" x 45'11" 22'11" (20'1" x 14'6") (20' 2" x 14' 7" (6.14m x 4.44m))

Huge front sitting room with a beautiful bay window overlooking the front garden and a superb log burning stove with a fabulous timber surround. This really is a very impressive room with some wonderful original features including; coved ceiling, an original ceiling centre rose and exposed timber flooring.

## Dining Room

49'2" 6'6" x 39'4" 0'0" (15'1" x 11'11") (15' 2" x 12' 0" (4.62m x 3.65m))

Bay window to the front, an open fireplace with feature surround, coved ceiling, picture rail and a central heating radiator.

## Office

45'11" 22'11" x 26'2" 22'11" (14'6" x 8'6") (14' 7" x 8' 7" (4.44m x 2.61m))

Formally known as 'The Butlers Pantry' this is a good size room with original built in cupboards in an L shape around the room. There is a window to the rear, a central heating radiator and a quarry tiled floor.

## Kitchen

42'7" 9'10" x 39'4" 0'0" (13'3" x 11'11") (13' 3" x 12' 0" (4.04m x 3.65m))

Beautiful quality fitted kitchen with granite worksurfaces including a large peninsula breakfast bar, base and eye level units with framed cupboard doors, an integrated dishwasher, under mount sink and a range style gas cooker with an extractor hood over. There is also a window to the side, a ceramic tiled floor covering and a door leading to the utility room.

## Utility Room

39'4" 0'0" x 22'11" 0'0" (11'11" x 6'11") (12' 0" x 7' 0" (3.65m x 2.13m))

Base and eye level units with laminate worksurfaces, space for a tall fridge freezer, plumbing for a washing machine, space for a tumble dryer, ceramic tiled flooring, a window to the rear and a back door to the garden.

## Ground Floor Wetroom/WC

19'8" 3'3" x 13'1" 6'6" (6'0" x 4'1") (6' 1" x 4' 2" (1.85m x 1.27m))

Wash basin, WC and an electric shower with curtain. There is also a heated towel rail and a window to the rear.

## Bedroom 1

65'7" 16'4" x 45'11" 22'11" (20'4" x 14'6") (20' 5" x 14' 7" (6.22m x 4.44m))

A very large bedroom indeed, including a large bay window to the front, coved ceilings, a central heating radiator and exposed timber flooring.

## Bedroom 2

59'0" 36'1" x 49'2" 6'6" (18'10" x 15'1") (18' 11" x 15' 2" (5.76m x 4.62m))

Stunning spacious second bedroom with two windows to the front including a box bay which is ideal for a dressing table. There is also a feature fireplace with cupboards either side, coved ceilings and a central heating radiator.

## Bedroom 3

42'7" 0'0" x 42'7" 16'4" (12'11" x 13'5") (13' 0" x 13' 5" (3.96m x 4.09m))

A good size double bedroom including a feature fireplace, a central heating radiator and a window to the side overlooking the garden and church.

## Bedroom 4

45'11" 22'11" x 26'2" 22'11" (14'6" x 8'6") (14' 7" x 8' 7" (4.44m x 2.61m))

Currently utilised as an occasional single bedroom with wardrobe hanging space, storage, a window to the rear and a central heating radiator. This could easily be classed as a double bedroom having an equivalent square footage to that of many master bedrooms found in modern houses.

## Bathroom

39'4" 0'0" x 22'11" 6'6" (11'11" x 7'1") (12' 0" x 7' 2" (3.65m x 2.18m))

Three piece family bathroom including a roll top Victorian style bath, a double shower stall with sliding glass door and a pedestal wash basin. There is also a heated towel rail, a window to the rear, a Kamdean floor covering and a large airing cupboard.

## Separate WC

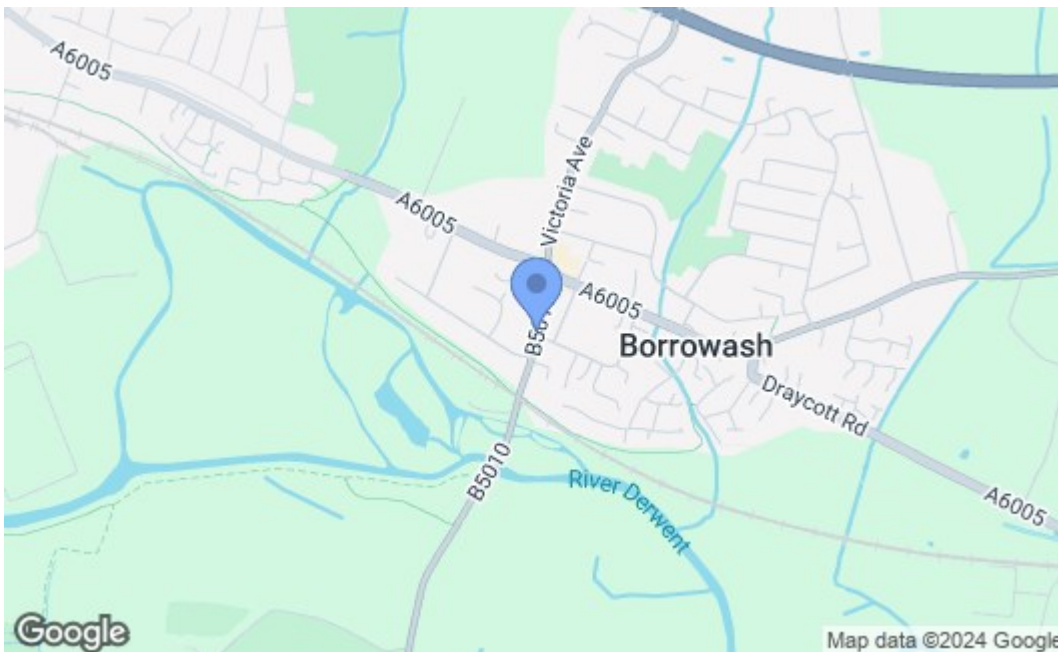
Window to the rear and a WC.

## Outside

The property is set back from the road beyond a formal landscaped fore garden with iron railings to the boundary and a gate which leads along a paved path to the front door. There is access along both sides of the property to a good size L shaped garden which warps around the left hand side of the property to the rear. There is also is a large detached brick garage and a driveway with access from Gordon Road.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.