



Weavers Close,  
Borrowash, Derbyshire  
DE72 3YB

**£385,000 Freehold**



A SPACIOUS FOUR DOUBLE BEDROOM DETACHED PROPERTY SITUATED ON A PRIVATE CUL-DE-SAC IN THE VILLAGE LOCATION OF BORROWASH.

Robert Ellis are delighted to bring to the market a property that has been very well maintained by the current owners and has everything a growing family needs. The property must be internally viewed to appreciate the size of the accommodation on offer, it boasts a large breakfast kitchen with granite work surfaces and under floor heating and a separate utility room, dining room and conservatory, all facing onto the rear garden. Weavers Close is situated on the outskirts of Borrowash so is close to open countryside whilst still being within a few minutes drive of the facilities provided by the village which has a thriving centre as well as being close to Draycott, Breaston and Long Eaton where there are supermarkets and other facilities as well as an Asda superstore at Spondon and the retail outlets on Pride Park.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of a very spacious entrance hall with ground floor w.c., lounge, breakfast dining kitchen with an island and fitted appliances, separate dining room, conservatory and utility room. To the first floor there is a spacious landing and four double bedrooms, the master benefiting from an en-suite and the four piece family bathroom. Outside to the front of the property there is off the road parking for several cars, integral garage for storage and privately enclosed landscaped rear garden.

Borrowash is a very desirable village which has a number of local shops including a Co-op store, Birds bakery, Coates butcher and a fishmongers with an Asda store being at nearby Spondon, Tesco and Asda stores and many other retail outlets being found in Long Eaton and a Sainsbury's and Cosco at Pride Park, there are local schools for all ages, healthcare and sports facilities including several local golf courses, walks at Elvaston Castle and the surrounding countryside and the 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.



### Entrance Hall

UPVC double glazed front entrance door, solid wood floor, stairs to the first floor, radiator, coving to ceiling and door to:

### Ground Floor w.c.

Low flush w.c., pedestal wash hand basin, UPVC double glazed window to the front, tiled walls and splashbacks, tiled floor, chrome heated towel rail and coving to ceiling.

### Lounge

15'3 x 11'4 approx (4.65m x 3.45m approx)  
UPVC double glazed bay window to the front, coving to ceiling, solid wood floor, gas fire with Adam style surround and TV point.

### Dining Room

11'4 x 10'10 approx (3.45m x 3.30m approx)  
Solid wood floor, TV point, radiator, coving to ceiling, UPVC double glazed patio doors to:

### Conservatory

15'5 x 10'10 approx (4.70m x 3.30m approx)  
A brick base conservatory with UPVC double glazed windows and patio doors to the rear garden, solid wood floor and TV point.

### Kitchen

18'5 x 10'10 approx (5.61m x 3.30m approx)  
Wall, base and drawer units with granite work surface over, inset sink and drainer unit with mixer tap over, integrated dishwasher, cupboard housing the gas central heating boiler, induction hob with extractor hood over, eye level oven and microwave, integrated fridge and freezer, coving to ceiling, recessed lighting, UPVC double glazed windows to the side and rear, rear exit door, lighting to the ceiling plinth and under the cupboards, TV point, tiled walls and splashback, tiled floor with under floor heating and door to:

### Utility Room

9'9 x 9'4 approx (2.97m x 2.84m approx)  
Wall and base units with roll edged work surface over, stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, appliance space, radiator, UPVC double glazed window to the side, tiled walls and splashbacks.

### First Floor Landing

UPVC double glazed window to the front, coving to ceiling, radiator, storage cupboard housing the hot water tank, access to loft and doors to:

### Bedroom 1

13'4 x 11'4 approx (4.06m x 3.45m approx)  
UPVC double glazed window to the rear, radiator, solid wood floor, TV point and door to:

### En-Suite

7'7 x 5'9 approx (2.31m x 1.75m approx)  
Walk-in shower cubicle with shower from the mains with a rain water shower head and hand held shower, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, UPVC double glazed window to the rear, tiled floor, coving to ceiling and extractor fan.

### Bedroom 2

12'4 x 11'4 approx (3.76m x 3.45m approx)  
Solid wood floor, UPVC double glazed window to the front, radiator, coving to ceiling and TV point.

### Bedroom 3

13'10 x 9'8 approx (4.22m x 2.95m approx)  
Solid wood floor, UPVC double glazed window to the front, coving to ceiling, radiator.

### Bedroom 4

10' x 8'9 approx (3.05m x 2.67m approx)  
UPVC double glazed window to the front, radiator, solid wood floor, coving to ceiling.

### Bathroom

A four piece suite comprising walk-in shower cubicle with shower from the mains and glass screen, low flush w.c., pedestal wash hand basin, panelled bath with mixer tap over, tiled walls and splashbacks, tiled floor, extractor fan, chrome heated towel rail, coving to ceiling, recessed lighting and UPVC double glazed window to the side.

### Outside

To the front of the property there is a Presscrete driveway offering parking for several cars and vehicles, access to the integral garage offering storage and access either side of the property through secure gates. To the rear there is a low maintenance garden where immediate to the garden there is a decked area, perfect for seating, which leads onto a grey slate chipped area and surrounded by borders full of mature shrubs and flowers. Additional decked area to the right hand side of the garden at the bottom which is covered by a pergola and there is a large garden shed. The beautiful rear garden is privately enclosed with fenced and walled boundaries, there is also an outside tap.

### Directions

Proceed out of Long Eaton and through the villages of Breaston and Draycott. Continue along Draycott Road and turn right into Quillings Way, right into Weavers Close following the road around to the left and the bottom of the cul-de-sac.  
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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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyHomeplan (2023)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(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>			
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	

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