Robert Ellis

look no further...

Victoria Avenue,
Borrowash, Derbyshire
DE72 3HG

Price Guide £425-250,000

Freehold

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THIS IS A DOUBLE FRONTED VICTORIAN DETACHED RESIDENCE PROVIDING FOUR BEDROOM ACCOMMODATION WHICH IS TASTEFULLY FINISHED THROUGHOUT.

Being located on Victoria Avenue, this traditional Victorian detached property offers a lovely family home which provides four bedroom accommodation and generous ground floor living space that has been extended at the rear to provide a large through lounge which includes a dining area. For the size of the property and gardens at the rear to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see the whole of this lovely property for themselves. The property is well placed for easy access to the amenities and facilities provided by Borrowash and is also close to Ockbrook and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property has an attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof to the main property and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the accommodation comprises a reception hall with original pine doors leading to the through lounge which includes a dining area, from which there is a bi-folding door system leading out to the beautiful rear garden, there is a second sitting room/lounge and a large dining kitchen which is fitted with Shaker style units and wooden work surfaces. To the first floor the landing leads to the four bedrooms, all of which are of a good size and the luxurious bathroom which includes a Victorian style claw foot bath and a separate large walk-in shower with a mains flow shower system. Outside there is a garage positioned to the right of the property and at the rear there is a large garden with a patio/decked seating area, lawns and at the bottom of the garden there is a wooded area and established privet hedging to both side boundaries.

The property is well placed for easy access to the shopping facilities provided by Borrowash which include a Co-op store, quality butcher, fishmongers, a Bird's bakery and other shopping facilities, there are healthcare and sports facilities, walks at nearby Elvaston Castle and the surrounding picturesque countryside, schools for all ages are within easy reach 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 Derby, Nottingham and other East Midlands towns and cities.

Reception Hall
Wood panelled front door with inset decorative glazed panels, stairs with balustrade and cupboard under leading to the first floor, laminate flooring which extends into the dining kitchen, pine panelled doors leading to the rooms off the hallway and recessed lighting to the ceiling.

Lounge/Dining Room
25'5 overall x 12' approx (7.75m overall x 3.66m approx)
This large main reception room has two double glazed sash style windows to the front and a three panel bi-folding door system leading out to the rear garden, open fireplace with an Adam surround, brick inset and hearth, cornice to the wall and ceiling, recessed lighting to the ceiling, two radiators and two wall lights.

Sitting Room
13'2 x 12' approx (4.01m x 3.66m approx)
This second main reception room has two double glazed sash style windows to the front, Adam style fireplace with a marble inset and hearth and fitted shelving to either side of the chimney breast, cornice to the wall and ceiling, radiator and recessed lighting to the ceiling.

Dining Kitchen
This large living/dining kitchen has cream Shaker style units and wooden work surfaces and includes a Belfast sink with a mixer tap set in an L shaped wooden work surface with cupboards, drawer and spaces for both a dishwasher and automatic washing machine under, space for a cooking Range with a tiled back plate and hood over with a pelmet that incorporates a plate rack and shelving, second L shaped wooden work surface with cupboards and drawers beneath, matching eye level wall cupboards, space for a large fridge/freezer, wall mounted boiler, double glazed window to the rear, radiator, laminate flooring, full height double glazed door leading out to the rear garden and panelling to the walls by the work surface areas and ceiling.

First Floor Landing
The split level landing has the balustrade continued from the stairs onto the landing, double glazed sash style window to the front, two radiators, hatch to loft, wall light and pine doors leading to:

Bedroom 1
13'2 x 12' approx (4.01m x 3.66m approx)
Double glazed sash style window to the front and a radiator.

Bedroom 2
13'10 x 12' approx (4.22m x 3.66m approx)
Double glazed sash style window to the front and a radiator.

Bedroom 3
11'6 x 11'6 approx (3.51m x 3.51m approx)
Double glazed window to the rear and a radiator.

Bedroom 4
9'10 x 9' max approx (3.00m x 2.74m max approx)
Two double glazed windows to the rear and a radiator.

Bathroom
The large bathroom has a Victorian style claw foot bath with a central mixer tap and hand held shower, large walk-in shower with a mains flow shower system, tiling to two walls and glazed protective screens to two sides, low flush w.c. and a pedestal wash hand basin, feature cast iron style radiator with chrome towel rails, panelling to the lower sections of three walls, recessed lighting to the ceiling and an extractor fan, opaque double glazed window and decorative tiled flooring.

Outside
At the front of the property there is a wide pathway and a provision for parking in front of the house with the drive in front of the garage. To the left hand side of the property there is a pathway leading through a gate to the rear garden.

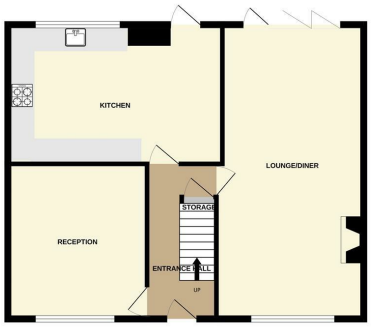
At the rear there is a concrete and decked area and a path leads to the bottom of the garden with large lawned areas to either side, there are two brick outbuildings and a covered area for bin storage or similar and there is a pathway leading to the rear of the garage. At the bottom of the garden there is a wooded area which provides natural screening and there is established privet hedging to both side boundaries. There is an outside water supply and lighting provided.

Garage
21'3 x 10'4 approx (6.48m x 3.15m approx)
The adjoining garage has an up and over door to the front, a door to the rear and power and lighting is provided.

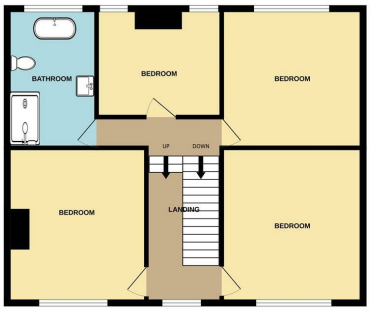
Directions
Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the villages of Breaston and Draycott and onto Derby Road which then becomes Draycott Road. Continue for some distance turning left at the junction onto Nottingham Road, following the road where Victoria Avenue can be found on the right and the property can be found on the right hand side.
7368AMMP

Council Tax
Erewash Borough Council Band E

GROUND FLOOR



1ST FLOOR



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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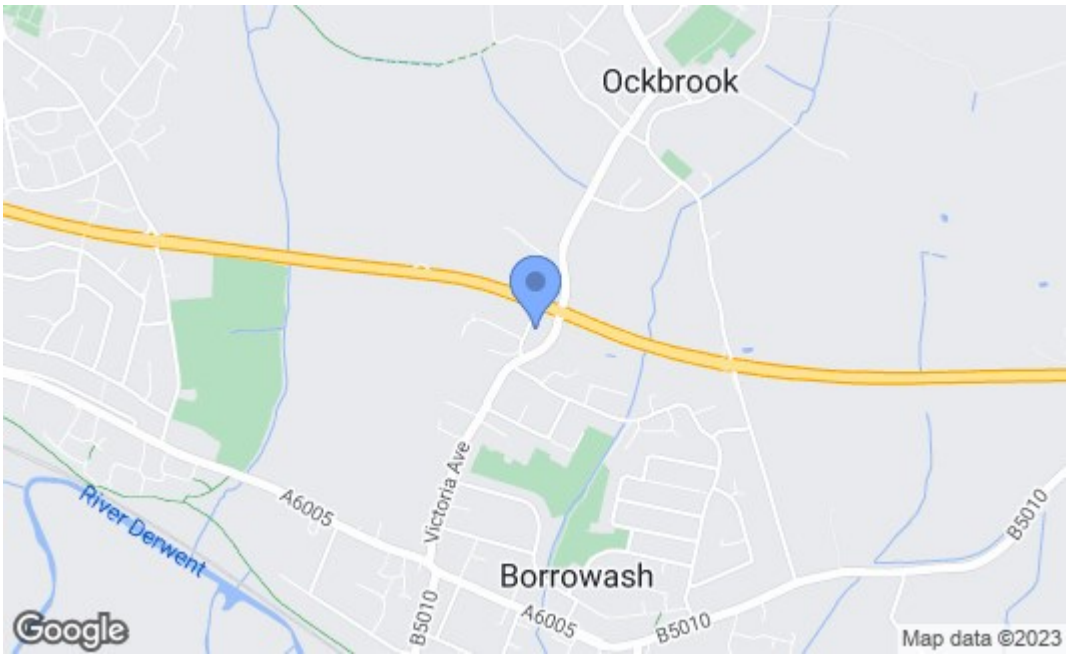

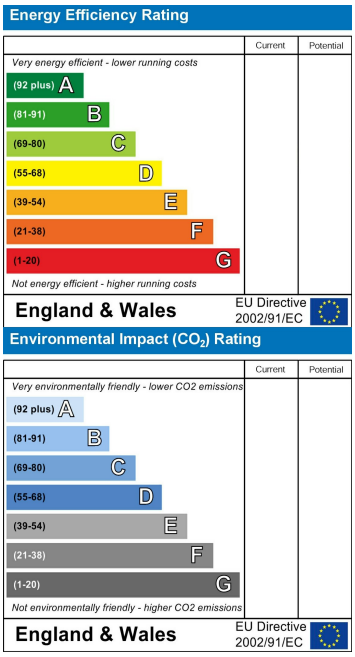

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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