

# Robert Ellis

*look no further...*



Princess Drive,  
Borrowash, Derbyshire  
DE72 3LQ

**£279,950 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



AN EXTENDED, THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN SITUATED WITHIN A POPULAR DERBYSHIRE VILLAGE.

Robert Ellis are delighted to bring to the market this extended and well presented, three bedroom semi-detached home. The property benefits double glazing and gas central heating throughout and would ideally suit a wide range of buyers from families to first time buyers and people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with built in storage cupboard, a bay fronted lounge and open plan, extended kitchen/dining/living space to the rear with integrated cooking and washing appliances and French doors leading to the rear garden. To the first floor, the landing leads to three generous bedrooms with the second bedroom benefitting fitted wardrobes and a modern three piece family bathroom suite. To the exterior, there is off street parking for two vehicles and to the rear an enclosed garden with patio area, turf and storage shed.

Located in the popular residential village of Borrowash, close to a wide range of local schools, shops and parks. The property is within walking distance to the village centre where healthcare facilities, butchers, fishmongers, hairdressers, restaurants, pet shops and bars can all be found. There are also fantastic transport links nearby including bus stops and easy access to major road links such as the A50, M1 and A52. Elvaston castle is just a short drive away for a lovely trip out with East Midlands Airport within 15 minutes.



### Entrance Hall

Composite front door, LVT flooring, radiator, painted plaster ceiling, built in storage cupboard ceiling light.

### Lounge

12'9 x 10'5 approx (3.89m x 3.18m approx)

UPVC double glazed bay window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Kitchen/Diner/Living

16'3 x 16'4 approx (4.95m x 4.98m approx)

UPVC double glazed window overlooking the rear and French doors leading to the rear garden, Velux windows, LVT flooring, radiator, integrated electric oven, gas hob, overhead extractor fan, integrated washing machine and dishwasher, space for fridge/freezer, painted plaster ceiling, ceiling light.

### First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, painted plaster ceiling, ceiling light.

### Bedroom One

11'9 x 10'6 approx (3.58m x 3.20m approx)

UPVC double glazed bay window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

11'1 x 10'6 approx (3.38m x 3.20m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

5'4 x 6'4 approx (1.63m x 1.93m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

6'0 x 5'3 approx (1.83m x 1.60m approx)

UPVC double glazed frosted window overlooking the side, vinyl flooring, heated towel rail, WC, utility sink, 'p'

shaped bath with mixer tap and shower over the bath, painted plaster ceiling, spotlights and loft access.

### Outside

To the front of the property there is off street parking for two vehicles and to the rear an enclosed garden with turf, patio area and storage shed.

### 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. Continue along Derby Road and take the left hand turning into Princess Drive where the property can be found on the left.

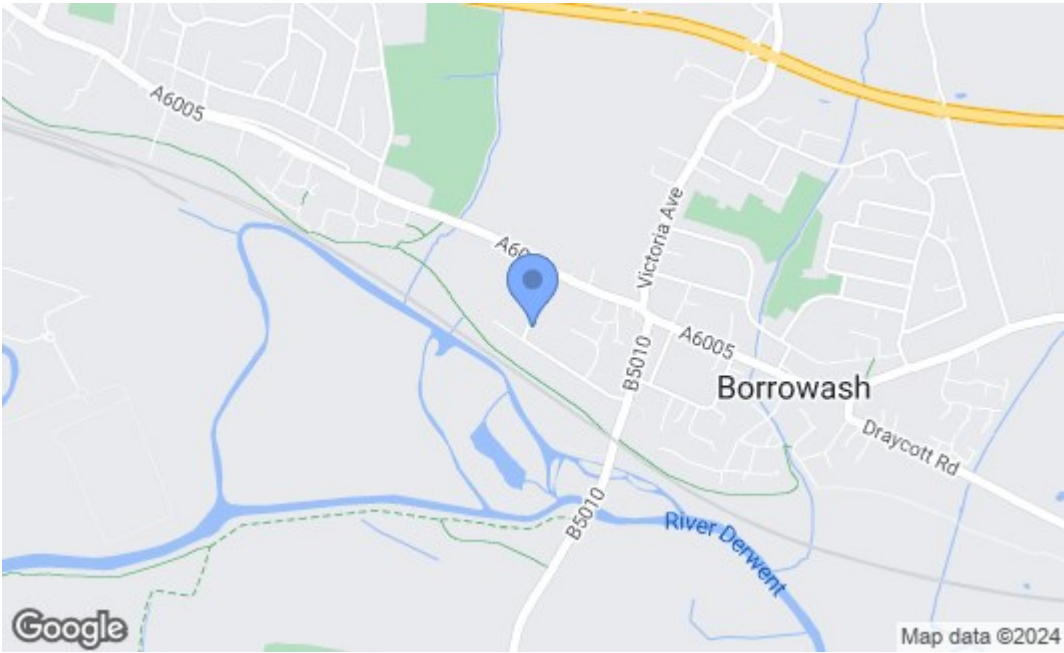
7715RS

### Council Tax

Erewash Borough Council Band B



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	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		
England & Wales 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.