Robert Ellis

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Nottingham Road,
Borrowash, Derbyshire
DE72 3FR

£725,000 Freehold

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A LARGE FOUR BEDROOM DETACHED FAMILY HOME FOUND IN THIS MOST DESIRABLE VILLAGE LOCATION.

Robert Ellis are delighted to bring to the market this extended four bedroom detached family home standing back from Nottingham Road in the ever popular village of Borrowash. This large detached residence provides a home that would suit a professional couple through to a family who are in need of generous ground floor living accommodation. The property also benefits from having a large garden and is situated on a generous size plot. Having been extended to the rear and in turn providing a large lounge with bi-folding doors that provide delightful views and access to the rear garden. For all that is included in this tastefully finished home to be appreciated, we strongly recommend an internal viewing.

The property is a couple of minutes away from the centre of Borrowash where there is a Co-op convenience store and a well known butcher, fishmonger and Bird's bakery, all of which helps to give Borrowash a vibrant feel and together with excellent transport links has become a very popular and convenient place for people to live. The property has a large driveway with ample parking that leads to the detached garage and front entrance door. Constructed of brick to the external elevation all under a pitched tiled roof the property benefits from gas central heating and double glazing and in brief comprises of a spacious entrance hall, study, bedroom 4 and ground floor shower room, dining room, well proportioned kitchen leading to the conservatory and the lounge with bi-fold doors onto the rear garden. To the first floor there are three large bedrooms, the master with an en-suite and the luxurious family bathroom with a four piece suite. Outside to the front there is a large driveway which is privately enclosed with shrubs and bushes and provides access to the double garage and either side of the property. The rear garden is a fantastic asset to the property, measures 0.3146 of an acre and is private and enclosed with a great amount of space provided by the block paved patio area which wraps around to the side, large lawn and further patios areas, greenhouse, substantial shed and summerhouse along with decorative stone to the side, substantial trees including an apple tree, shrubs and bushes.

Hallway
22'7" x 5'10" approx (6.9m x 1.8m approx)
Comprising of oak floor and oak banister to the stairs to the first floor, radiator and doors to:

Study/Bedroom 5
11'9" x 11'1" approx (3.6m x 3.4m approx)
UPVC double glazed bay window to the front and radiator.

Dining Room
12'9" x 11'9" approx (3.9m x 3.6m approx)
UPVC double glazed windows to the front and side, exposed wood flooring, fireplace opening with exposed brick hearth and radiator.

Bedroom 4
11'9" x 9'2" approx (3.6m x 2.8m approx)
Radiator and double glazed window to the side.

Cloakroom/Shower Room
11'5" x 5'10" approx (3.5m x 1.8m approx)
Electric shower, low flush w.c., vanity wash hand basin and obscure UPVC double glazed window to the side, radiator, tiled splashbacks, tiled floor and extractor fan.

Lounge
22'11" x 18'0" approx (7m x 5.5m approx)
Three radiators, feature wood burner, bi-fold doors to the rear garden, inset spotlights and double doors the conservatory.

Kitchen
21'3" x 11'1" reducing to 8'10" approx (6.5m x 3.4m reducing to 2.7m approx)
Wall and base units with granite work surface over, free standing Range Master oven with extractor hood over, free standing fridge freezer, 1½ bowl sink and drainer, integral dishwasher and washing machine, inset spotlights, tiled splashbacks, two double glazed windows to the side, UPVC double glazed door to the side and French doors to:

Conservatory
15'5" x 11'5" approx (4.7m x 3.5m approx)
UPVC double glazed windows and patio doors to the rear and radiator.

First Floor Landing
The balustrade continues from the stairs, hatch to loft, double glazed window to the rear and doors to:

Bedroom 1
13'5" x 13'1" approx (4.1m x 4m approx)
Double glazed window to the front, inset spotlights, radiator and fitted wardrobes. Access to:

En-Suite
8'10" x 3'3" approx (2.7m x 1m approx)
Double shower enclosure, pedestal wash hand basin, low flush w.c., chrome heated towel radiator and tiled floor. Extractor fan and inset spotlights.

Bedroom 2
14'1" x 10'9" approx (4.3m x 3.3m approx)
Double glazed window to the front, radiator, built-in wardrobes and inset spotlights.

Bedroom 3
14'1" x 11'1" approx (4.3m x 3.4m approx)
Double glazed window to the side, built-in wardrobe, inset spotlights and radiator.

Bathroom
8'10" x 7'10" approx (2.7m x 2.4m approx)
Four piece suite comprising of a panelled bath with mixer tap over, shower enclosure, pedestal wash hand basin, low flush w.c., radiator, obscure UPVC double glazed window and extractor fan.

Outside
At the front of the property there is a large driveway which provides access to the double garage, side access for the rear garden to both sides and access to the front door, enclosed with bushes and shrubs to the front boundary.

To the rear there is a block paved patio that wraps around to the side along with a large lawn and various other patios along with decorative stone chippings to the side of the house. There is a greenhouse, summerhouse and substantial garden shed, various shrubs and bushes and mature trees including an apple tree. The garden is 0.3146 acres and a fantastic asset to the property and an early viewing is a must.

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 right into Nottingham Road and the property can be found on the left.
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GROUND FLOOR
17911 sq.ft. (1664.0 sq.m.) approx.

1ST FLOOR
12400 sq.ft. (1152.0 sq.m.) approx.

TOTAL FLOOR AREA : 30311 sq.ft. (2816.0 sq.m.) approx.

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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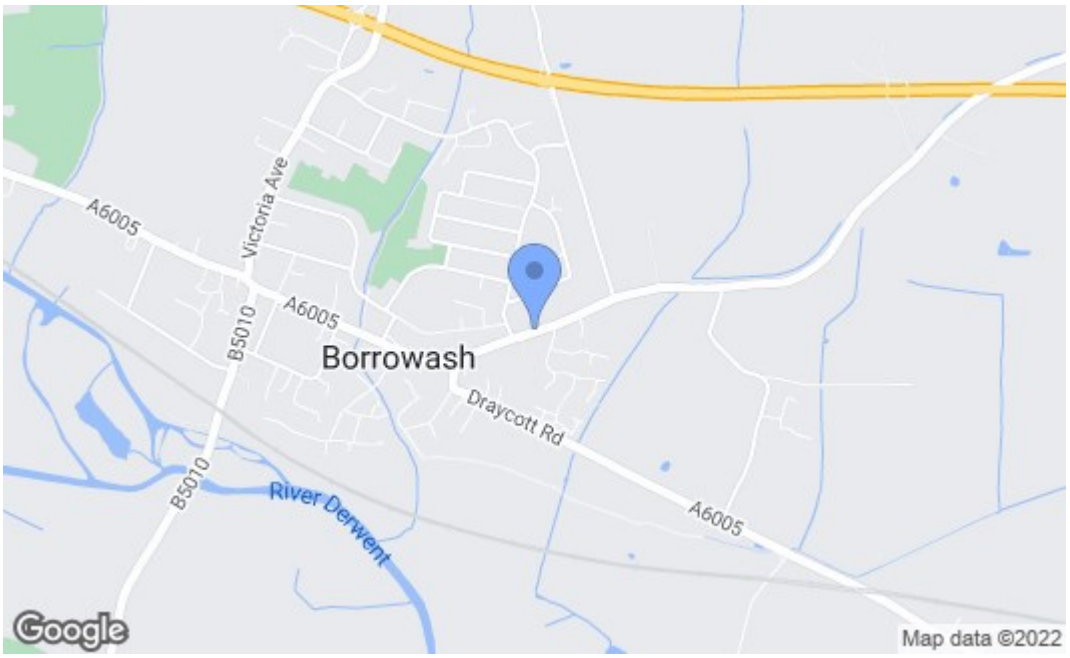

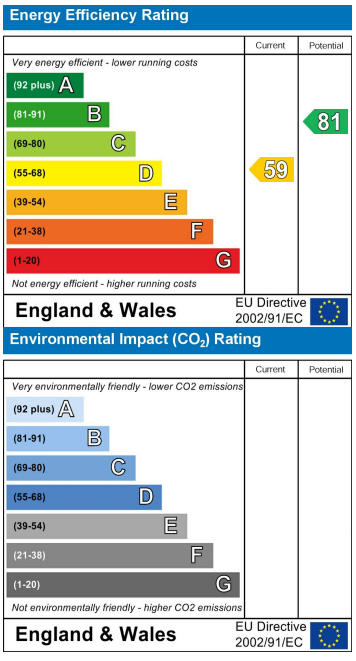

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