



Briar Close,  
Borrowash, Derbyshire  
DE72 3GB

**Offers Over £450,000**  
**Freehold**

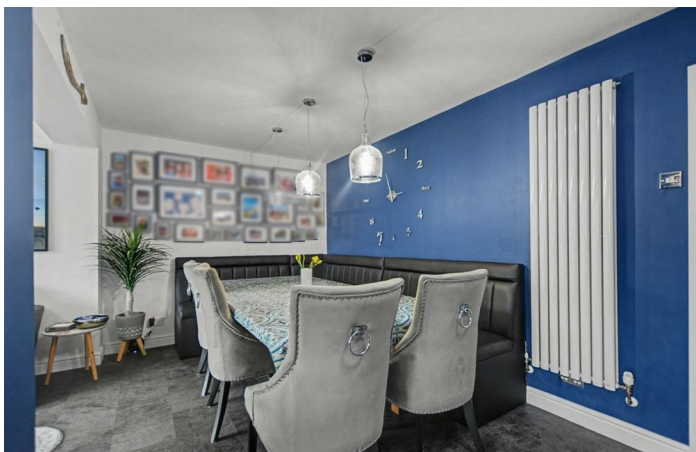


AN IMMACULATELY PRESENTED FIVE BEDROOM FAMILY PROPERTY THAT HAS BEEN EXTENDED TO THE SIDE AND REAR ELEVATIONS.

Robert Ellis are delighted to market this exceptional property that offers fantastic accommodation over two floors equating to approximately 1600 sq ft. This property would be an ideal purchase for large families needing space and practicality. The entrance hallway has stairs rising to the first floor, storage cupboard and doors to the living room and kitchen area. The separate living room is a good size with window overlooking the front. The open plan kitchen, dining and lounge area is a great feature and will act as the family hub. The kitchen is modern fitted with integral appliances including a boiling water tap and quartz worktop with matching back panels. The dining area leads to the lounge area with bi folding doors opening to the rear garden. The inner hallway accessed from the kitchen leads to the integral garage, utility room, w.c and home office.

The first floor landing leads to the five bedrooms and family bathroom. All of the bedrooms are a good size and the master has an en-suite. To the front of the property there is a driveway providing off road parking for multiple vehicles and access to the single integral garage. The rear garden is fully enclosed and offers excellent privacy. There is a covered decked seating area that would be idea for alfresco entertaining as well as a central laid to lawn with raised beds and timber storage shed.

Borrowash is a popular village location which has a large Co-op convenience store, a Bird's bakery, quality butchers, fishmongers and two restaurants, while Ockbook is only a short drive away where there are a variety of village pubs, there are excellent schools for all ages within easy reach, healthcare and sports facilities which include several local golf courses, Elvaston Castle is only a few minutes drive away which provides a lovely area to walk as does the open surrounding countryside and the excellent 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.



### Porch

Open storm porch with downlights, panel and double glazed door with matching UPVC light panels to the side leading into:

### Entrance Hallway

Grey wood effect laminate flooring, radiator, stairs to the first floor, understairs storage cupboard housing the electric consumer unit, rail and having a light.

### Lounge

15'8" plus bay x 12'3" approx (4.78m plus bay x 3.74m approx)  
UPVC double glazed bay window to the front, coving, wood effect laminate flooring, radiator, marble hearth and feature tiled insert, door to:

### Open Plan Living Kitchen Diner

### Kitchen Area

8'3" x 19'6" approx (2.52m x 5.95m approx)  
Having a Velux skylight window, UPVC double glazed window to the rear, ceiling spotlights, range of grey high gloss wall, base and drawer units with quartz work surface over with matching back panels, inset double bowl sink and draining grooves, multi function black mixer tap including boiling water, integrated induction hob with extractor over, two single electric ovens, plumbing and space for a dishwasher, wine cooler, space for an American style fridge freezer.

### Dining Area

18'6" x 8'6" approx (5.66m x 2.61m approx)  
Laminate flooring, vertical wall mounted radiator.

### Sitting Area

8'1" x 10'8" approx (2.48m x 3.27m approx)  
Continuation of the laminate flooring, vertical wall mounted radiator, bi-fold doors to the rear.

### Inner Hallway

Continuation of the laminate flooring, ceiling spotlights, panel and double glazed door to the rear garden and personnel door to the garage.

### Office

6'10" x 6'3" approx (2.1m x 1.93m approx)  
UPVC double glazed window to the rear, radiator.

### Utility Room

5'6" x 7'6" approx (1.7m x 2.3m approx)  
White high gloss wall and base units with laminate work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, plumbing and space for a washing machine, radiator.

### Cloaks/w.c.

5'6" x 3'6" approx (1.7m x 1.08m approx)  
Two in one low flush w.c. and wash hand basin with chrome mixer tap and tiled splashback, radiator, extractor fan and ceiling spotlights.

### First Floor Landing

Split landing with ceiling spotlights, storage cupboard, loft access hatch with pull down ladder and doors to:

### Bedroom 1

15'4" x 9'6" approx (4.68m x 2.91m approx)  
UPVC double glazed window to the rear, radiator.

### En-Suite

4'5" x 6'6" approx (1.35m x 2m approx)  
Obscure UPVC double glazed window to the side, ceiling spotlights, walk-in shower cubicle with glass screen, mains fed shower with rainwater head, fully tiled walls, chrome heated towel rail, vanity unit housing the low flush w.c. and vanity wash hand basin with chrome mixer tap, vinyl flooring.

### Bedroom 2

11'6" x 11'1" approx (3.52m x 3.38m approx)  
UPVC double glazed window to the rear, radiator, built-in wardrobes, cupboard housing the Worcester Bosch combi boiler.

### Bedroom 3

11'8" x 10'11" approx (3.56m x 3.33m approx)  
UPVC double glazed window to the front, radiator, built-in wardrobes with shelving and hanging.

### Bedroom 4

10'6" x 9'7" approx (3.21m x 2.93m approx)  
UPVC double glazed window to the front, radiator.

### Bedroom 5

8'8" x 7'6" approx (2.65m x 2.3m approx)  
UPVC double glazed window to the front, radiator.

### Bathroom

6'11" x 7'10" approx (2.12m x 2.4m approx)  
Obscure UPVC double glazed window to the rear, ceiling spotlights, aqua panelled walls, three piece white suite comprising of a low flush w.c., pedestal wash hand basin with chrome mixer tap, bath with mains fed shower over having a rainwater shower head and hand held shower, shower screen, tiled splashback, chrome heated towel rail.

### Outside

To the front of the property there is a Presscrete driveway providing off road parking for multiple vehicles and external lighting.

To the rear there is a decked seating area, further covered decked area with polycarbonate roof, external lighting, central lawn, tiered garden with dwarf wall and well stocked border beyond, additional lawn, timer storage shed with power and light, external power point, wooden fence to the boundary.

### Garage

9'7" x 16'1" approx (2.93m x 4.92m approx)  
Single garage with electric up and over door, power and light.

### 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 left into Nottingham Road and then take a left onto Barrons Way. At the T-Junction take a left onto Balmoral Road and then the first right onto Briar Close where the property can be found on the right hand side.  
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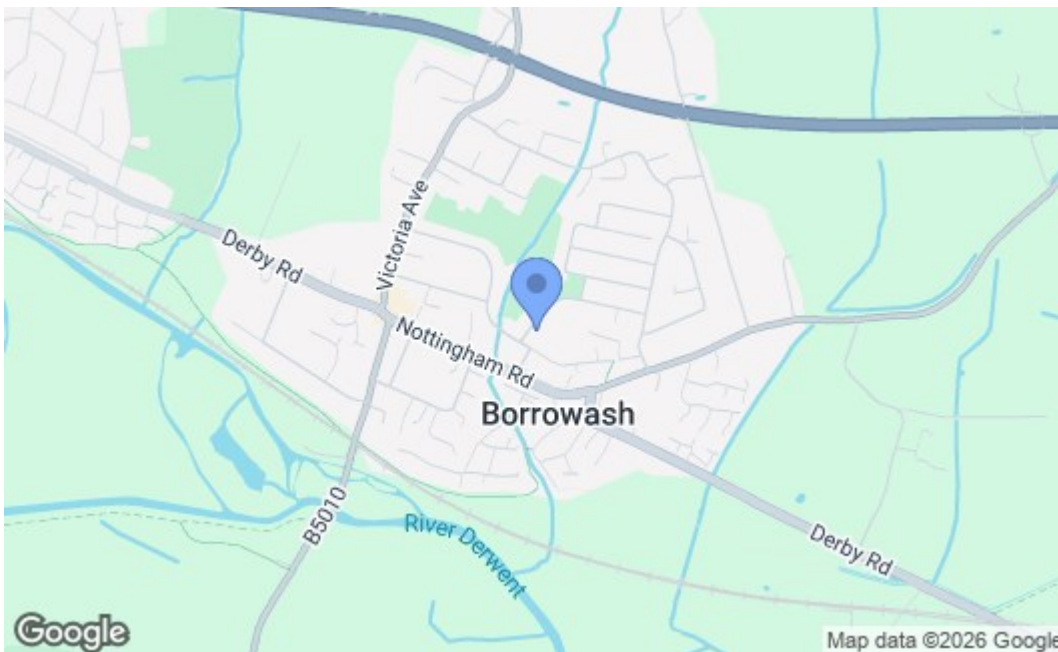
### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1800mbps  
Phone Signal – EE, O2, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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	
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			
<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.