Robert Ellis

look no further...

Field Close,
Borrowash, Derbyshire
DE72 3HJ

Price Guide £225-229,950

Freehold

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THIS IS A THREE BEDROOM GABLE FRONTED DETACHED PROPERTY WHICH IS POSITIONED ON A CUL-DE-SAC ON THE EDGE OF BORROWASH VILLAGE.

We are very pleased to be asked to market this detached property which now provides the opportunity for a new owner to stamp their own mark on their next home. The property is being sold with the benefit of no upward chain and for the size and potential of the accommodation and privacy of the rear garden to be appreciated, we strongly recommend that interested parties who are looking for a property on which updating work is required take a full inspection so they can see all that is included in the property for themselves. Borrowash village is extremely popular and well placed for easy access to both Derby and Nottingham with Field Close being only a minute or so drive away from the A52.

The property has a gable fronted appearance and with a long garden to the front with a block paved driveway and is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefits of gas central heating and double glazing, the accommodation includes a fully enclosed porch leading through an internal door to the reception hall, off which there is a door taking you to a through lounge which includes a dining area and has a glazed door leading into a sun lounge at the rear. The kitchen has wall and base units and to the first floor the landing leads to the three bedrooms, bath/shower room and a separate w.c. Outside there is a long block paved drive at the front which provides off the road parking for a number of vehicles, a long lawned garden with a low level wall at the front boundary and the drive extends down the right hand side of the house to a garage which is positioned to the rear. The rear garden is private with fencing to the boundaries and there are mature trees beyond the rear boundary which helps to provide additional privacy. There is a greenhouse and shed included in the sale and the garden with some further landscaping will provide several lovely places for people to sit and enjoy outside living during warmer months.

Borrowash village is extremely popular and has a Co-op convenience store, Bird's bakery, a butchers, fishmongers and other shops, there are local schools within easy reach, healthcare and sports facilities, walks in the surrounding picturesque countryside including Elvaston Castle, there are a number of well known local pubs at nearby Ockbrook which again is only a few minutes drive away and the excellent transport links include J25 of the M1, East Midlands Airport, stations at East Midlands Parkway, Derby and Long Eaton and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Fully enclosed porch having a front door with three inset opaque glazed panels and double glazed windows to the front and sides, Georgian glazed door with matching side panel leading to:

Reception Hall
Stairs to the first floor and radiator.

Lounge/Dining Room
23'8 x 11'4 reducing to 8'8 approx (7.21m x 3.45m reducing to 2.64m approx)
This large reception room has a double glazed bow window to the front, coal effect gas fire (not tested) set in a fireplace with a hearth, two radiators, cornice to the wall and ceiling and a Georgian glazed door with windows to either side leading to:

Sun Lounge
8'5 x 5'5 approx (2.57m x 1.65m approx)
Two doors leading out to the side of the property and window to the rear.

Kitchen
10'7 x 8'3 approx (3.23m x 2.51m approx)
The kitchen is fitted with a sink and a mixer tap set in an L shaped work surface with space and plumbing for an automatic washing machine and cupboards below, space and plumbing for a gas cooker, work surface with cupboards and drawers below, matching eye level wall cupboards, tiling to the walls by the work surface areas, wall mounted boiler, double glazed windows to the rear and side, tiled flooring, half opaque double glazed door leading out to the side of the property and built-in pantry cupboard with an opaque double glazed window to the side.

First Floor Landing
Double glazed window to the side, hatch to loft and the balustrade continues from the stairs onto the landing.

Bedroom 1
11'8 x 11'4 approx (3.56m x 3.45m approx)
Double glazed window to the front and radiator.

Bedroom 2
11'5 x 8'9 approx (3.48m x 2.67m approx)
Double glazed window to the rear and radiator.

Bedroom 3
6'6 x 5'9 approx (1.98m x 1.75m approx)
Double glazed window to the front and radiator.

Shower Room
The bathroom has been changed into a shower room and has a walk-in fully tiled shower with a protective screen, pedestal wash hand basin with glass shelf over, chrome heated ladder towel radiator, opaque double glazed window, tiled flooring and copper tank enclosed in an airing/storage cupboard.

Separate w.c.
Having a low flush w.c. and a double glazed window.

Garage
Concrete sectional garage with an up and over door which is positioned to the rear of the house.

Outisde
At the front of the property there is a block paved drive which leads down the right hand side of the house and a long lawn with a low level wall to the front boundary and a mature willow tree which helps to provide screening from the road.

At the rear of the property there is a slabbed patio area with an ornamental pond and a lawn with beds and fencing to the side and rear. There is a greenhouse and shed, outside water supply and a light is provided.

Directions
From the A52 proceed towards Derby taking the exit towards Ockbrook onto Victoria Avenue and turn right onto Field Close and the property can be found on the right.
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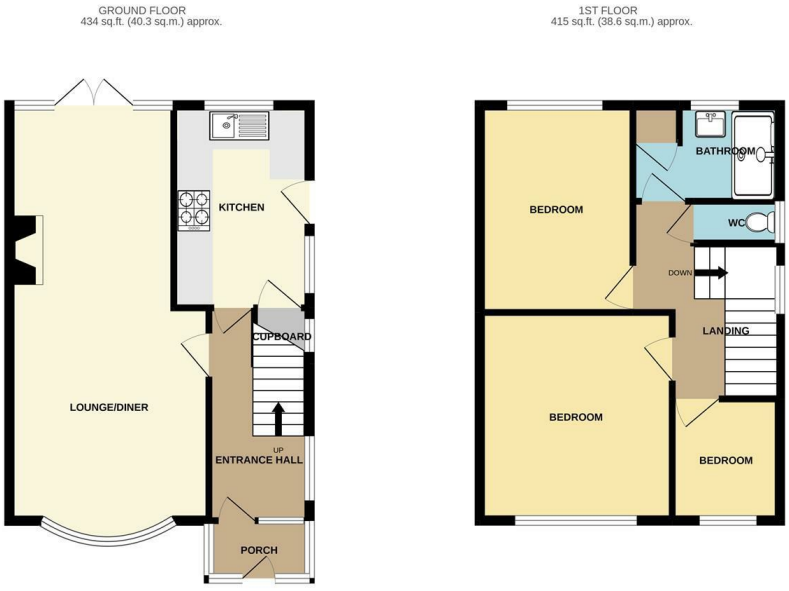

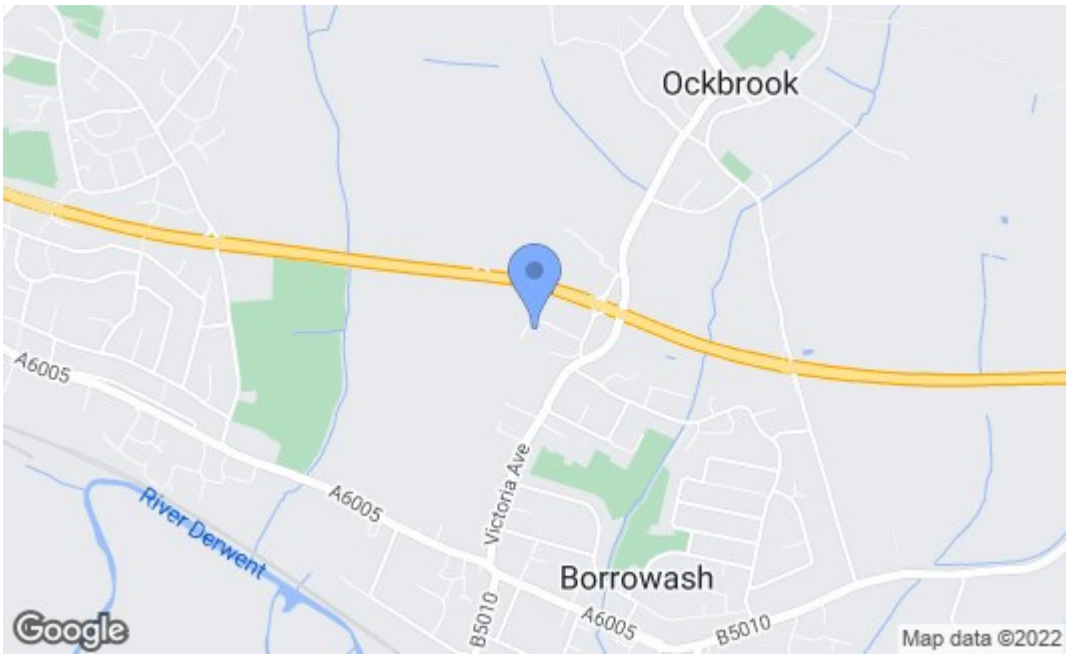

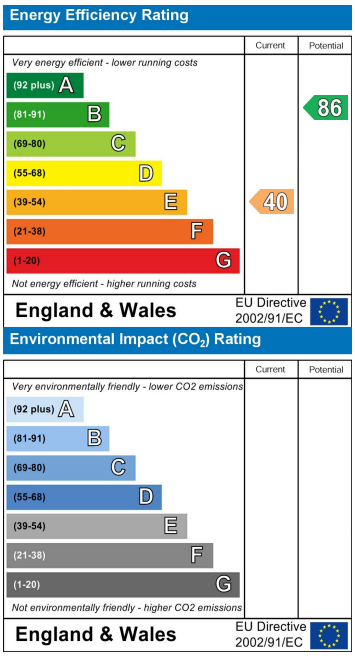

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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