



Deans Drive,
Borrowash, Derbyshire
DE72 3HQ

£249,995 Freehold



AN EXTENDED, THREE BEDROOM SEMI-DETACHED HOUSE SITTING ON A LARGE PLOT WITH OFF STREET PARKING AND GARAGE, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this superb example of an extended three bedroom semi-detached house that is being sold with no onward chain. The property would make a fantastic home for first time buyers, families or people who are looking to downsize. Constructed of brick and benefitting from double glazed wooden windows throughout and gas central heating to the ground floor, there is plenty of space in this home with a large rear garden and off street parking to the front whilst being within walking distance to the village centre and a stones throw away from the local park. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a bright entrance hallway, bay fronted lounge, spacious dining room with a built in storage cupboard and kitchen to the rear with a door opening into the garden. To the first floor, the landing leads to three generous bedrooms and the three piece family bathroom suite, with two of the bedrooms benefitting from fitted wardrobes. To the exterior, there is a small turfed garden to the front with off street parking and access into the rear through wooden double gates. To the rear, the property boasts a large and enclosed garden with a patio area, garage, turf and mature flowers and tree's with a greenhouse and wooden storage shed.

Located in the popular residential village of Borrowash, close to and within walking distance to the village centre where shops, healthcare facilities, butchers, fish mongers, doctors, bars and restaurants can all be found. The property is just a stones throw away from the local park perfect for walking dogs or taking children to play as the park entrance can be seen from the properties front door. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby, perfect for those who are looking to commute. There are fantastic schools in the local area including Ashbrook primary school and West Park secondary which is highly sought after. Both East Midlands Airport and Long Eaton train station are also just a short drive away with Elvaston Castle on your doorstep.



Entrance Hall

Wooden front door, double glazed wooden window overlooking the side, carpeted flooring, ceiling light.

Lounge

16'2 x 12'8 approx (4.93m x 3.86m approx)

Wooden double glazed bay fronted window overlooking the front, carpeted flooring, radiator, gas fire, ceiling light.

Dining Room

9'5 x 16'2 approx (2.87m x 4.93m approx)

Wooden double glazed window overlooking the side, carpeted flooring, storage cupboard, radiator, ceiling light.

Kitchen

15'7 x 10'1 approx (4.75m x 3.07m approx)

Wooden double glazed window overlooking the rear, wooden door leading to the rear garden, tiled flooring, wall and base units with work surfaces over, inset sink and drainer, space for washing machine, integrated fridge, integrated electric oven, gas hob, ceiling light.

First Floor Landing

Double glazed wooden window overlooking the side, carpeted flooring, ceiling light.

Bedroom 1

9'9 x 12'4 approx (2.97m x 3.76m approx)

Wooden double glazed window overlooking the front, carpeted flooring, fitted wardrobes, ceiling light.

Bedroom 2

11'8 x 9'9 approx (3.56m x 2.97m approx)

Wooden double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, ceiling light.

Bedroom 3

6'0 x 9'0 approx (1.83m x 2.74m approx)

Wooden double glazed window overlooking the front, carpeted flooring, loft access, ceiling light.

Family Bathroom

5'9 x 8'1 approx (1.75m x 2.46m approx)

Wooden double glazed patterned window overlooking the side and the rear, vinyl flooring, corner bath, pedestal sink, radiator, low flush w.c., ceiling light.

Outside

To the front of the property there is a small lawned garden setting the property away from the road with ample off street parking and wooden double gates leading to the side and the rear. To the rear, there is a large and enclosed garden with a patio area, access into the garage, lawn, mature flower beds, greenhouse and a wooden storage shed.

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 becomes Draycott Road. Continue for some distance and turn left at the junction onto Nottingham Road, follow the road for some distance, turn right onto Victoria Avenue and right again onto Deans Drive.

8166RS

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 AND VIRGIN

Broadband Speed - Standard 9 mbps Superfast 56 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

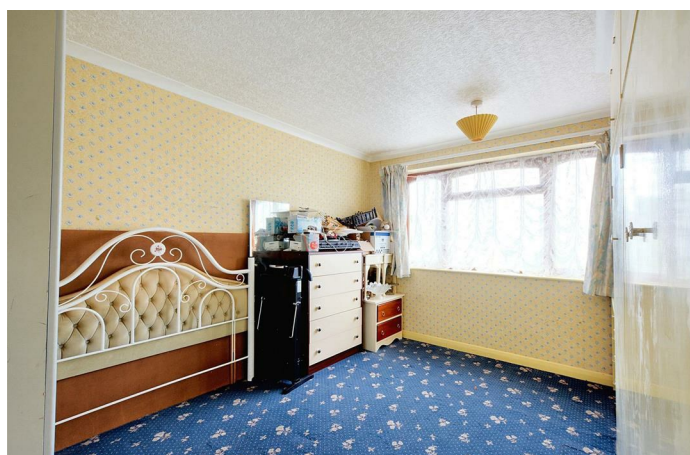
Flood Risk – No, surface water very low

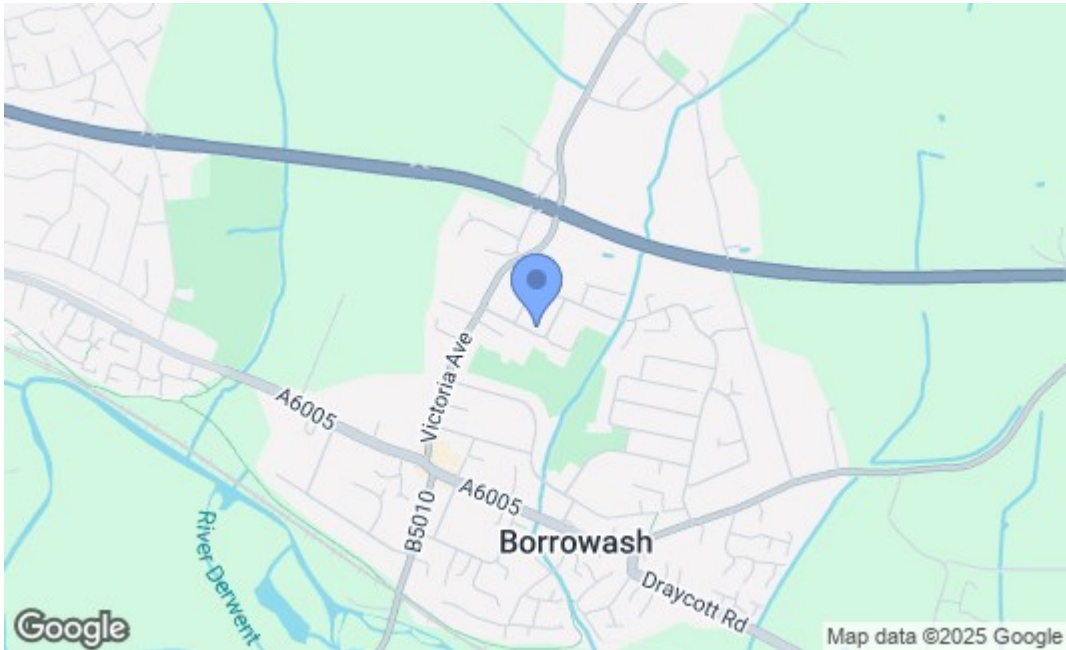
Flood Defenses – No

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		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.