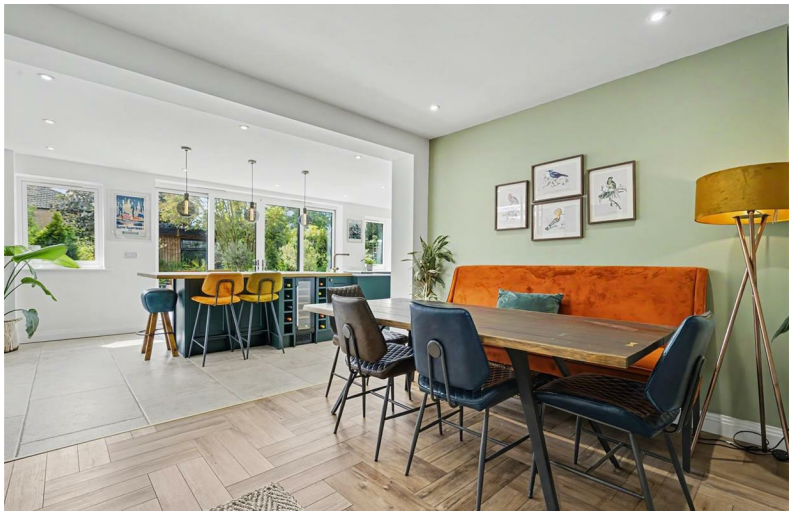
Robert Ellis

look no further. . .



Cole Lane,
Borrowash, Derbyshire
DE72 3GP

£735,000 Freehold

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THIS IS A STUNNING, INDIVIDUAL FOUR BEDROOM DETACHED HOME WITH LARGE OPEN PLAN GROUND FLOOR LIVING SPACE WHICH IS POSITIONED ON A LARGE PLOT WITH PRIVATE, LANDSCAPED GARDENS TO THE REAR.

Robert Ellis are pleased to be instructed to market this individual detached home which is positioned on Cole Lane on the edge of Borrowash which is a prestigious road close to excellent transport links, all of which have helped to make this a very popular and convenient place to live. The property has been owned by the current owners for approx. 6 years and in that time they have significantly extended the property to the rear and landscaped the large gardens which now have a Cabin Master garden room with composite decking in front positioned at the rear of the property. The property is highly appointed throughout and for the size and layout to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this beautiful home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof to the main property and the spacious accommodation derives the benefits from having a two zoned gas central heating system and double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall, from which stairs take you to the first floor, and double crittall style opening doors lead into the open plan sitting room which leads through into a dining area and the exclusively fitted and equipped breakfast kitchen which runs along the rear of the property and has a further adjoining sitting room and from the kitchen there are double glazed sliding doors leading out to the beautiful, private landscaped rear gardens. There is also a separate lounge on the left of the entrance hall and a rear hall off the kitchen leading to the utility room and a ground floor w.c. To the first floor the spacious landing leads to the four bedrooms and an office/study room which could be incorporated into an en-suite for the second bedroom. The main bedroom has a walk-in dressing room and en-suite shower room/w.c. and there is the main family bathroom which has a bath and a separate shower. Outside there is a pebbled driveway providing off road parking at the front of the house, an EV charging point, a garage/store and the gardens at the front have a lawn with established planting to the front which helps provide screening from Cole Lane, the gardens extend down the left hand side of the house where there is a wooden gate and fencing and a pebbled seating area and to the rear there are the magnificent landscaped and well planted gardens which have a porcelain tiled patio to the rear of the house which matches the tiling in the open plan dining kitchen, there is a pebbled area with a water feature, a large lawn with established beds to the sides and a step leads to the composite decked area which is in front of the Cabin Master garden room which provides a lovely place to enjoy outside living and the gardens are kept private by having fencing and natural screening to the boundaries.

The property is only a few minutes drive away from the centre of Borrowash where there is a Co-op convenience store, a Bird's baker, a quality butchers and fishmongers, there are healthcare and sports facilities including several local golf courses, walks at the nearby Elvaston Castle and in the adjoining open picturesque countryside, there are schools for all ages within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main rods provide good access to Nottingham, Derby and other East Midlands towns and cities.

Front Door
Stylish composite front door with an ornate leaded opaque glazed inset panel and double opaque glazed side panels leading to:

Reception Hall
Stairs leading to the first floor, entry matting and LVT stye flooring which extends across the open plan living area, a feature vertical radiator, double crittall style doors leading through into the open plan sitting area and panelled dark walnut veneered doors leading to the understairs storage cupboard and to the lounge, there is a feature circular internal stained glass leaded window and a double glazed window to the side.

Lounge
14'7 x 10'6 approx (4.45m x 3.20m approx)
Double glazed windows to the front and side and a feature radiator.

Open Plan Area
The open plan area extends down the right hand side of the property into the kitchen which extends across the rear of the house and includes a second sitting area.

Sitting Area
11'7 x 11'5 approx (3.53m x 3.48m approx)
The sitting area at the front of the house has a double glazed bay window with fitted shutters to the front, a feature cast iron radiator, log burning stove set in a chimney breast with a wood effect mantle over and slate hearth and LVT style flooring extending into the dining area.

Dining Area
11'4 x 8'9 approx (3.45m x 2.67m approx)
The dining area is positioned between the sitting room at the front and the open plan living/dining kitchen which extends across the rear of the house and has LVT style flooring, a dark glazed crittall door leading to a large walk-in pantry and has recessed lighting to the ceiling.

Pantry
The pantry has LVT style flooring and a light.

Open Plan Living Kitchen
20'8 x 18'6 to 11' approx (6.30m x 5.64m to 3.35m approx)
The kitchen is fitted with chelford green finished Shaker style units and quartz work surfaces and has a five ring gas hob set in an L shaped work surface with two AEG ovens, cupboards, wide drawers and an integrated Bosch dishwasher below, space for an American style fridge freezer, a double bowl Belfast sink with a mixer tap set in a quartz work surface with cupboards below and this is positioned at one of a central island which has a wooden surface, seating at the end for 5 people and below there is a wine rack, wine cooler and cupboards, a back plate and hood to the cooking area, double glazed windows to the rear and side in the main kitchen area, porcelain tiled flooring with underfloor heating that extends across the open plan living area, dining area and sitting room, double glazed, double opening sliding doors with double glazed panels to either side leading out to the porcelain tiled patio which matches the tiling in the living area, recessed lighting to the ceiling, points for three drop lights over the central island, there is a further double glazed window to the rear and from the kitchen there is a feature slatted walling leading through into the second sitting room.

Sitting Area
17'2 x 10'8 approx (5.23m x 3.25m approx)
The sitting area at the rear of the house a double glazed bi-fold window to the rear and a double glazed window to the side, two roof windows and recessed lighting to the ceiling and porcelain tiled flooring with underfloor heating.

Rear Hall
Having a half double glazed UPVC door leading out to the side of the property, porcelain tiled flooring with underfloor heating, panelled doors leading to the utility room and ground floor w.c. and recessed lighting to the ceiling.

Utility Room
6' x 4'11 approx (1.83m x 1.50m approx)
Having a stainless steel sink with a mixer tap set in a work surface with a double cupboard and space for an automatic washing machine below, a floor mounted hot water storage tank, an Ideal wall mounted boiler, opaque double glazed window, tiled flooring with underfloor heating and the manifolds for the underfloor heating system are housed in the utility room.

Ground Floor w.c.
Having half glazed tiled walls and a white low flush w.c., hand basin with a mixer tap and cupboard under and porcelain tiled flooring with underfloor heating.

First Floor Landing
19' x 8'8 approx (5.79m x 2.64m approx)
This spacious landing has a wooden balustrade from the stairs onto the landing, a double glazed window to the rear, a feature vertical radiator, hatch to the loft and walnut finished veneer doors leading to the bedrooms, office/study and bathroom.

Bedroom 1
11'3 x 11' approx (3.43m x 3.35m approx)
Double glazed window to the rear, feature radiator, drop light fittings to either side of the bed position and power points for a wall mounted TV.

Walk-in Dressing Room/En-Suite
9' x 8'3 approx (2.74m x 2.51m approx)
Having a double glazed window to the rear, feature radiator, tiled flooring, a brass ladder towel radiator, large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower and tiling to three walls, hand basin with mixer tap, splashback and three drawers below, recessed lighting to the ceiling and a walnut veneered door leading the separate w.c. in the en-suite.

En-Suite w.c.
Having a white low flush w.c., half tield walls, tiled flooring, recessed lighting and an extractor fan to the ceiling.

Bedroom 2
14'6 x 10'8 approx (4.42m x 3.25m approx)
Double glazed windows to the front and rear and two radiators.

Bedroom 3
11'7 x 11'8 to 7'5 approx (3.53m x 3.56m to 2.26m approx)
Double glazed window to the front and a radiator.

Bedroom 4
13'2 to 9'2 x 5'3 approx (4.01m to 2.79m x 1.60m approx)
Double glazed window to the front and a radiator.

Office/Study
6'5 x 5'6 to 4'9 approx (1.96m x 1.68m to 1.45m approx)
This room could be incorporated within the second bedroom to provide an en-suite facility for this bedroom and has a double glazed window to the front, radiator and a dark glazed crittall style door leading to the landing.

Bathroom
The bathroom has a newly fitted suite and includes a feature bath with wall mounted central mixer taps set on the glazed tiled wall, a low flush w.c. and hand basin with a mixer tap and two drawers below and a corner shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and a pivot glazed door with protective screens, glazed tiling to the walls, tiling flooring, chrome ladder towel radiator, recessed lighting to the ceiling and an opaque double glazed window.

Outisde
At the front of the property there is a slabbed entry to the driveway leading onto a pebbled parking and car standing area with block paving to the edges and there is a slabbed area in front of the house with established borders to the sides, an EV charging point, a lawn with mature planting at the front which helps to provide screening from the road and at the side of the house there is a gate and fencing leading through to a path and pebbled seating area at the side which extends to the rear of the house where there is a porcelain tiled path extending across the rear of the property to the main porcelain tiled patio which has established planted borders to the side, a pebbled area with a central water feature, a large lawn with a further porcelain tiled seating area, mature borders around the lawn, steps lead from the pebbled part of the garden to the large composite decked area in front of the garden room which is positioned on the right hand side of the garden. To the sides of the garden there is an established planting which provides natural screening and fencing and at the bottom of the garden there is a storage area with established planting running along the rear boundary.

There are various external power points at the rear of the property, outside lighting, 5 hard wired CCTV cameras along the parameter and an external water supply is provided.

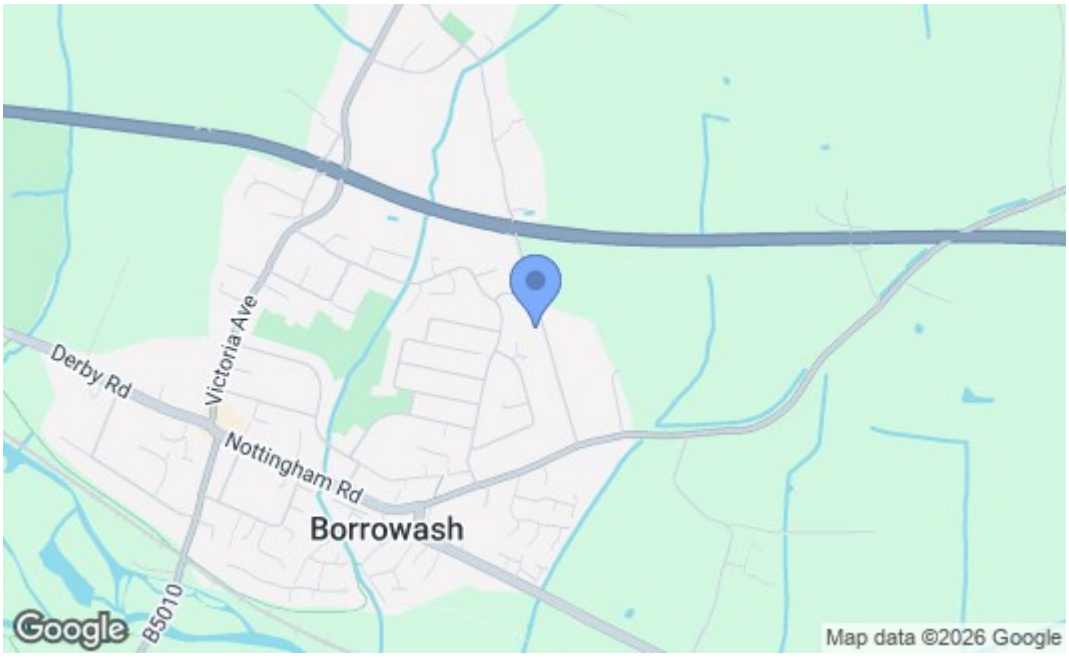
Garage/Store
To the right hand side of the house there is a garage/store with an up and over door to the front.

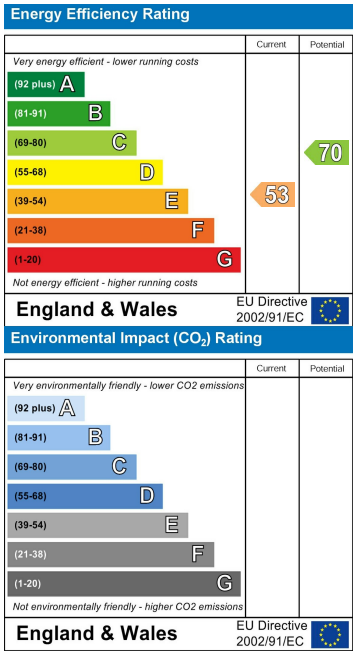
Garden Room
22' x 10'6 approx (6.71m x 3.20m approx)
The garden room positioned towards the bottom of the garden was installed by Cabin Master and provides additional outside living/office area with panelling to the external walls, LED lighting in the soffitt running across the front of the garden room, there are double opening, double glazed sliding doors leading out to the decked area and full height double glazed windows to the front and side, laminate flooring, panelling to the internal walls, recessed lighting to the ceiling and power points are provided.

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 onto Nottingham Road and on entering the village turn right onto Cole Lane and the property can be found as identified by our for sale boad. 9360MP

Council Tax
Erewash Borough Council Band F

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 3mbps Superfast 39mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
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





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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