



Manor Road,
Borrowash, Derbyshire
DE72 3LN

£385,000 Freehold



THIS IS A GABLE FRONTED DETACHED PROPERTY WHICH OFFERS FOUR OR FIVE BEDROOM ACCOMMODATION WHICH IS SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC WITH AN OPEN ASPECT AT THE REAR.

Being located at the head of Manor Road, this substantial detached property is larger than people would expect it to be from just taking a glance from the front elevation. The property has accommodation arranged on three levels and as people will see when they view the property, it has a lower ground floor level which is currently used as a main bedroom suite with a dressing area and en-suite shower room and from this large main bedroom there are double opening double glazed French doors leading out to a private covered seating area at the rear which opens out onto the Southerly facing garden. Over recent years the property has been tastefully upgraded by the current owners with the bathroom having been re-fitted and for all that is included to be fully appreciated, we strongly recommend that people looking for a larger detached property in the area between Nottingham and Derby do take a full inspection so they can see all that is included in this beautiful home for themselves. The property is positioned close to the centre of Borrowash which over recent years has gained an excellent reputation with there being excellent local amenities and facilities as well as easy access onto the A52 which means that both Nottingham and Derby are within easy reach.

The property stands back from the road with a block paved driveway at the front and there is a path leading down the right hand side to the main entrance door at the side. The well proportioned and spacious accommodation derives all the benefits of gas central heating with the boiler having been recently replaced and double glazing throughout and includes a reception hall which has doors leading to the lounge/sitting room and the L shaped dining/living kitchen which is positioned to the rear and from the dining area has bi-folding doors leading out to a decked and astroturf raised seating area from which there are steps leading down to the main lawned garden at the rear. There is also a utility room and from the inner hallway a staircase leading to the lower ground floor level where there is a very large room which is currently used as the main bedroom suite and this has a dressing area and an en-suite shower room, but the room could be alternatively used as additional living accommodation if this was preferred by a new owner. To the first floor there are four good size bedrooms, two of which have ranges of fitted wardrobes, the luxurious bathroom which has been re-fitted by the current owners and includes a bath with a mains flow shower system over. Outside there is an integral garage/store, the block paved driveway at the front and at the rear there is the landscaped garden which includes several seating areas so owners and friends can enjoy outside living and a lawn with brick edged beds to the sides with the garden being kept private by having fencing to all boundaries and from the garden there is a gate leading out to a path which runs along the rear of the properties on Manor Avenue. There is also a large wooden shed (12' x 10') which will remain at the property when it is sold and there is also a large screened metal storage facility which will also remain.

Borrowash has many local amenities and facilities including a Co-op store, fish mongers, a well known local butchers, a Birds bakery and other shops as well as local restaurants with pubs and other places to eat being found in nearby Ockbrook, there are schools for all ages within easy reach, healthcare and sports facilities, walks in the open surrounding countryside and at Elvaston Park which is a stones throw away and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other mains roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with a full height gate/doorway leading through to the rear and outside light with a UPVC front door with inset opaque glazed leaded panel and matching side panel leading to:

Reception Hall

Stairs with balustrade leading to the first floor, radiator, wooden flooring, recessed cloaks hanging area, wall lights and wooden doors with inset glazed panels leading to the lounge and living/dining kitchen.

Lounge/Sitting Room

16' x 11'10" reducing to 10'4" approx (4.88m x 3.61m reducing to 3.15m approx)
Double glazed bow window to the front with opaque double glazed eye level window to the side, recess in an artificial chimney breast providing housing for an electric log burning style store with a mantle over and tiled hearth, feature radiator and two wall lights.

Living/Dining Kitchen

20'8" reducing to 9'6" x 18'6" reducing to 8'3" approx (6.30m reducing to 2.90m x 5.64m reducing to 2.51m)
This large open plan living space fitted with cream units and includes a 1½ bowl sink with a mixer tap and a five ring gas hob set in a work surface which extends to two sides and has space for an automatic washing machine and dishwasher, cupboards, drawer and double oven below, work surface with double cupboard under, further work surface with cupboards and drawers beneath, integrated upright fridge, pull out upright larder cupboard, matching eye level wall cupboards, double glazed window to the rear from the kitchen, tiled walls to the work surface areas, tiled flooring which extends into the dining/living area, recessed lighting to the ceiling and pelmet lighting over one work surface, hood and back plate to the cooking area and cornice to the wall and ceiling.

Within the dining/living area of this large room there is a double glazed window to the rear, tri-folding door system which opens onto a private raised seating area at the rear of the property, tiled flooring, cornice to the wall and ceiling, radiator, wood panelled door with inset glazed panel leading to:

Inner Hall

Stairs leading to the lower ground floor level where there is currently the main bedroom suite, tiled flooring and an oak panelled door to:

Utility Room

9'9" x 6'5" approx (2.97m x 1.96m approx)
Opaque double glazed eye level window, wooden flooring, space for a large American style fridge freezer and a separate chest freezer and cloaks hanging.

Lower Ground Floor

27'6" x 11'4" increasing to 14'3" approx (8.38m x 3.45m increasing to 4.34m approx)
The current owners have created the main bedroom suite in the lower ground floor which works really well and has double glazed double opening French doors with matching side panels leading to the private covered area at the rear of the property. This large room could alternatively be used as further living room and has carpeted and tiled flooring, two radiators and a feature upright feature vertical radiator, recessed lighting to the ceiling and an oak door with inset glazed panels leading to the stairs which take you back to the ground floor level.

Dressing Area

From the dressing area there are the double glazed French doors with matching side panels leading out to the rear of the property which has ceramic tiling and astroturf flooring with steps leading out to the main garden. The dressing area has space for two ranges of large wardrobes, recessed lighting, two vertical ladder radiators and an oak panelled door to:

En-Suite Shower Room

This large walk-in shower has a mains flow shower system with a rain water shower head and hand held shower, tiling to three walls and a protective screen, sink with mixer tap and double cupboard beneath with a tiled splashback and shelf over, low flush w.c., X-pelair fan, ladder towel radiator, tiled flooring and recessed lighting to the ceiling.

First Floor Landing

Feature balustrade continued onto the landing, opaque double glazed window to the side, cornice to the wall and ceiling, hatch with ladder to the loft, airing/storage cupboard housing the boiler and oak panelled doors to:

Bedroom 1

11' x 8'5" approx (3.35m x 2.57m approx)
Double glazed window to the rear with views, radiator and cornice to the wall and ceiling.

Bedroom 2

12'6" x 10'6" approx (3.81m x 3.20m approx)
Double glazed window to the front, fitted wardrobes with drawers and shelving to one wall and radiator.

Bedroom 3

12'6" x 9'9" approx (3.81m x 2.97m approx)
Double glazed window to the front, radiator, cornice to the wall and ceiling and double fitted wardrobe with sliding doors.

Bedroom 4

9'5" x 6'6" approx (2.87m x 1.98m approx)
Double glazed window to the rear with views, laminate flooring, radiator, cornice to the wall and ceiling and door with opaque glazed panel leading to the landing.

Bathroom

The main bathroom has been re-fitted by the current owners and includes a P shaped bath with a mixer tap and a mains flow shower with a rain water shower head and hand held shower, low flush w.c., two hand basins with mixer taps and two drawers under each basin, tiling to the walls by the bath/shower, w.c. and sink areas, opaque double glazed window, two electric shaver/toothbrush points by the sinks, tiled flooring, ladder heated towel radiator and recessed lighting to the ceiling.

Outside

At the front of the property there is a block paved driveway which provides off the road parking, there is a raised bed in front of the property, a bin storage area and the block paving runs down the right hand side of the house where there is a path with picket fencing to the side, and a gate which leads through to the porch and the main entrance door of the property. The rear garden is an important feature of this lovely home and is South facing and has an open aspect to the rear with there being fencing to the boundaries and a gate leading to the path that runs along the rear of the property and is ideal for walking down into the adjacent countryside which can take you to Elvaston Castle. To the immediate rear of the house there is a raised seating area with astroturf and composite decked flooring and a stainless steel and glazed balustrade with wooden and gravelled steps with stainless steel balustrades taking you to the main lawn garden area which runs across the rear of the property which has brick edged borders with planting to the sides. Further steps lead from this garden area to the covered private seating area which is at the rear of the lower ground floor room which provides a lovely place for people to sit, there is an Indian sandstone patio area which leads to a metal storage shed which is hidden away with trellis at the front and an active garden area on its roof and there is an outside water supply and lighting provided around the property.

Garage/Store

9'5" x 8'5" approx (2.87m x 2.57m approx)
Double opening metal entrance doors with inset glazed panels, power and lighting.

Shed

12' x 10' approx (3.66m x 3.05m approx)
There is a new large wooden shed which has double opening doors to the front which will remain at the property when it is sold.

Directions

Proceed out of Long Eaton along Derby Road and continue through the villages of Breaston and Draycott and into Borrowash. Continuing along Derby Road take the left hand turning onto Princess Drive and left onto Manor Road where the property can be found on the left hand side as identified by our for sale board.
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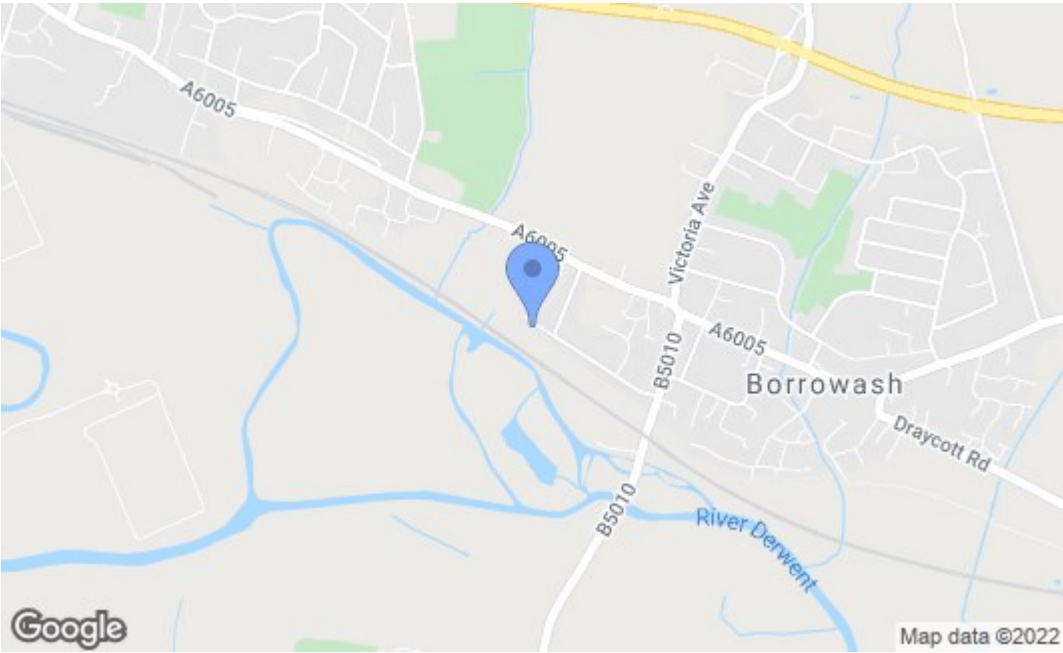
Agents Notes

A new boiler has been fitted since the previous EPC was carried out which would have improved the energy efficiency of the property.





TOTAL FLOOR AREA : 1651 sq ft. (153.4 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	52	
(39-54) E		
(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.