Robert Ellis

look no further...

Rutland Avenue,
Borrowash, Derbyshire
DE72 3JF

O/O £240,000 Freehold

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Robert Ellis are delighted to bring to the market this well presented three bedroom semi detached family home. The property boasts double glazing and gas central heating throughout and would ideally suit a range of buyers, especially the growing family. An internal viewing is highly recommended to appreciate the property and location on offer.

This property is set in the sought after location of Borrowash and the accommodation briefly compromises of an entrance hall, lounge, kitchen, dining room, utility room and ground floor bathroom. To the first floor are the three bedrooms and an additional bathroom. Found on a good size plot with ample off road parking to the front, an enclosed rear garden including a large summerhouse.

The property is within a few minutes from the centre of Borrowash where there is a Co-op store, a Bird's bakery, a well regarded butchers and fish mongers, there are healthcare and sports facilities which includes several local golf courses, walks in the nearby open countryside and at Elvaston Castle which is only a few minutes drive away, Deans Drive park and play area is also nearby, there are excellent schools for all ages within easy reach of the property 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 main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Double glazed door to the front, stairs to the first floor, radiator, laminate flooring, doors to:

Lounge
10'8 max x 16'9 approx (3.25m max x 5.11m approx)
Double glazed windows to the front and rear, laminate flooring, radiator.

Dining Room
10'2 x 9'7 approx (3.10m x 2.92m approx)
Double glazed window to the front, radiator and laminate flooring.

Kitchen
14' max x 6'11 approx (4.27m max x 2.11m approx)
Double glazed window to the rear, range of matching wall and base units, integrated electric oven, four ring gas hob, extractor hood over, space for a fridge freezer, stainless steel sink and drainer, integrated dishwasher and a radiator.

Rear Lobby
Found off the kitchen with a double glazed door to the rear, laminate flooring, door to the front, radiator and door to:

Shower Room
Double glazed window to the rear, vanity wash hand basin, low flush w.c., double shower cubicle with rainwater shower head and hand held shower, spotlights to the ceiling, fully tiled walls, tiled flooring, wall mounted heated towel rail.

Laundry Room
Tiled flooring, extractor fan and plumbing for a washing machine.

First Floor Landing
Loft access hatch, double glazed window to the rear and doors to:

Bedroom 1
13'9 x 9'10 approx (4.19m x 3.00m approx)
Two double glazed windows to the front, radiator, laminate flooring and built in storage

Bedroom 2
10'2 x 11'2 approx (3.10m x 3.40m approx)
Double glazed windows to the front and side and a radiator.

Bedroom 3
10'11 max x 6'11 approx (3.33m max x 2.11m approx)
Double glazed window to the rear, radiator, built-in storage and laminate flooring.

Bathroom
Double glazed window to the rear, fully tiled walls, low flush w.c., vanity wash hand basin, panelled bath with rainwater shower and hand held shower and heated towel rail.

Outside
To the front of the property there is off road parking and a driveway with dropped curb.

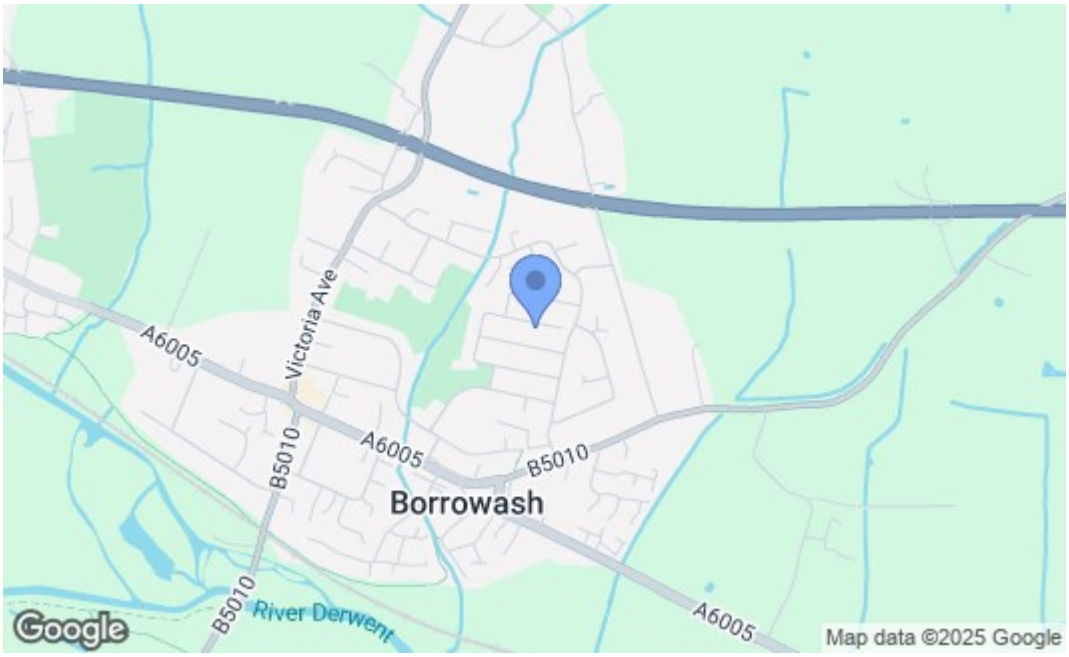
To the rear there is composite decking, summerhouse, patio, sleepers, raised plant heads and panelled fencing to the boundaries.

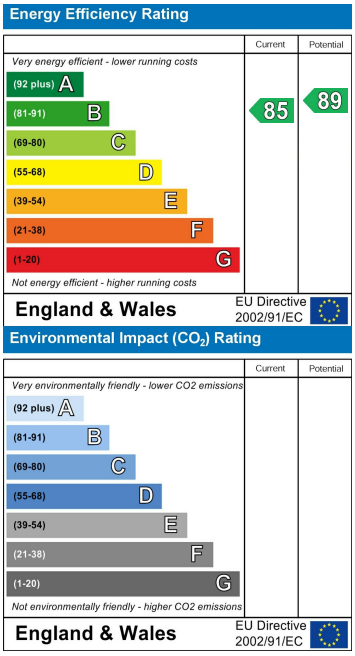
Directions
Proceed out of Long Eaton along Derby Road continuing over the traffic island and through the villages of Breaston and Draycott. At the T junction turn right onto Nottingham Road, first left into Priorway Gardens, continue onto Priorway Avenue, left into Woodland Avenue and left into Rutland Avenue.
8017AMCO

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps, Superfast 80mbps, Ultrafast 1000mbps
Phone Signal – EE, 02, 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

Agents Notes
The solar panels are leased with 11 years remaining.





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.