



Dere Croft,  
Borrowash, Derbyshire  
DE72 3WG

**£450,000 Freehold**



THIS IS A FOUR BEDROOM DETACHED PROPERTY SITUATED IN A QUIET CUL-DE-SAC ON THE OUTSKIRTS OF THIS POPULAR SOUTH DERBYSHIRE VILLAGE.

Robert Ellis are pleased to be asked to market this four bedroom detached property which provides well proportioned and tastefully finished ground and first floor accommodation which needs to be viewed internally by interested parties so they can see the full extent of the property for themselves. The property was built by Langridge Homes who are local builder with an excellent reputation for building quality traditional properties throughout the region. The property stands off a quiet driveway and has a private garden to the rear which people will see when they view and benefits from being only a short drive away from the amenities and facilities provided by Borrowwash village as well as there being shops and other facilities at the Wyvern Retail Park.

The property is constructed of an attractive facia brick to the external elevation under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing. The accommodation is entered through a stylish front door into the reception hall which has Karndean style flooring that extends through into the living/dining kitchen area at the rear. The lounge is positioned to the left of the hall and this has a box bay window to the front and a door leading through into the dining/living kitchen which extends across the rear of the house with the kitchen area being fitted with high quality Shaker style units, there is a dining area and a sitting room which has Velux windows to a sloping ceiling and bi-folding and French doors leading out to the rear garden. There is a utility room positioned off the kitchen and a ground floor w.c. off the hall. To the first floor the spacious landing leads to the four bedrooms with the main bedroom having a shower room en-suite and there is the family bathroom which has a white suite complete with a separate shower. Outside there is the garage, block paved driveway and additional parking at the front and there is access via the right hand side of the house to the rear where there is a mainly lawned garden which is kept private by having fencing to the boundaries.

As previously mentioned the property is within easy reach of the centre of Borrowwash where there is Co-op supermarket, a quality butchers, fish mongers and a Bird's bakery, there are supermarkets at Pride Park, Spondon and Long Eaton with further local shops being found in Breaston and Draycott, there are schools for all ages within easy reach, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and at Elvaston park which again is only a few minutes drive away 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 roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with an outside light leading through a stylish composite front door which has two inset opaque glazed leaded panels and double glazed window to the side leading to:

## Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, radiator and Karndeian style flooring which extends to the ground floor w.c. and into the living/dining kitchen.

## Ground Floor w.c.

Having a white low flush w.c., hand basin with mixer tap and tiled splashback and double cupboard under, X-pelair fan, radiator and Karndeian style flooring.

## Lounge/Sitting Room

17' plus box bay window x 12'2 approx (5.18m plus box bay window x 3.71m approx)

Double glazed box bay window to the front, feature coal effect electric fire set in a surround with a matching hearth and two radiators.

## Living/Dining Kitchen

22'3 x 11'7 x 21'7 to 9'8 approx (6.78m x 3.53m x 6.58m to 2.95m approx)

This large living/dining kitchen area provides a lovely focal point to the property and in the kitchen has Shaker style units with brushed stainless steel fittings and wood grain effect work surfaces and includes a 1½ bowl enamel sink with four ring Neff induction hob set in a work surface with cupboards, double oven, integrated dishwasher, corner cupboard having carousel fittings, further work surface with cupboard under, integrated fridge and freezer and a pantry style cupboard with pull out shelving, matching eye level wall cupboards with lighting under, tiling to the walls by the work surface areas, air extractor/circulator over the cooking area, double glazed window to the rear, recessed lighting to the ceiling, feature vertical radiator and Karndeian style flooring which extends through into the dining/sitting area and utility room.

Next to the kitchen is the dining area and this then leads into the sitting area which has a sloping ceiling with two Velux windows and a three panel bi-folding door system leading out to the rear garden with double glazed French doors leading out to the patio at the side of the house, feature vertical radiator and Karndeian style flooring which extends throughout this whole living area.

## Utility Room

7'8 x 4'9 approx (2.34m x 1.45m approx)

The utility room has an enamel sink with a mixer tap set in a work surface with space for an automatic washing machine and cupboard beneath, further work surface with space for a tumble dryer and cupboard below, upright shelved storage cupboard, matching eye level wall cupboards and shelving, double glazed window to the rear, Karndeian style flooring, composite door with two inset opaque glazed panels leading out to the side of the property and tiled splashback to the wall by the sink area.

## First Floor Landing

The landing has a hatch to the loft, airing/storage cupboard and a radiator.

## Bedroom 1

16' x 10'8 approx (4.88m x 3.25m approx)

Double glazed window to the front, range of built-in wardrobes and a radiator.

## En-Suite

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and a protective glazed door, hand basin with mixer tap set on a surface with cupboards and shelves below and a low flush w.c. with a concealed cistern, opaque double glazed window and a chrome ladder towel radiator.

## Bedroom 2

10'6 x 11'2 approx (3.20m x 3.40m approx)

Double glazed window to the rear and a radiator.

## Bedroom 3

12'9 x 8'9 approx (3.89m x 2.67m approx)

Double glazed window to the front and a radiator.

## Bedroom 4

10'6 x 9'7 reducing to 7'10 approx (3.20m x 2.92m reducing to 2.39m approx)

Double glazed window to the rear, radiator and a double built-in wardrobe.

## Bathroom

The main bathroom has a white suite including a panelled bath with hand rails and mixer taps, tiling to two walls, hand basin set on a surface with double cupboard below and a tiled splashback, low flush w.c. with a concealed cistern, separate shower with a mains flow shower system, tiling to three sides with a glazed pivot door, chrome heated ladder towel radiator and opaque double glazed window.

## Outside

At the front of the property there is a block paved driveway and a gravelled area which provides further off the road parking and there is a path with a gate to the right of the property leading to the rear.

At the rear of the property there is a slabbed pathway leading onto the rear garden which is mainly lawned with fencing to the boundaries. There is an outside water supply, power points and lighting provided.

## Garage

17'8 reducing to 15'5 x 8'2 approx (5.38m reducing to 4.70m x 2.49m approx)

The garage has an electrically operated up and over door to the front, a wall mounted boiler, power and lighting and space for a fridge freezer.

## Directions

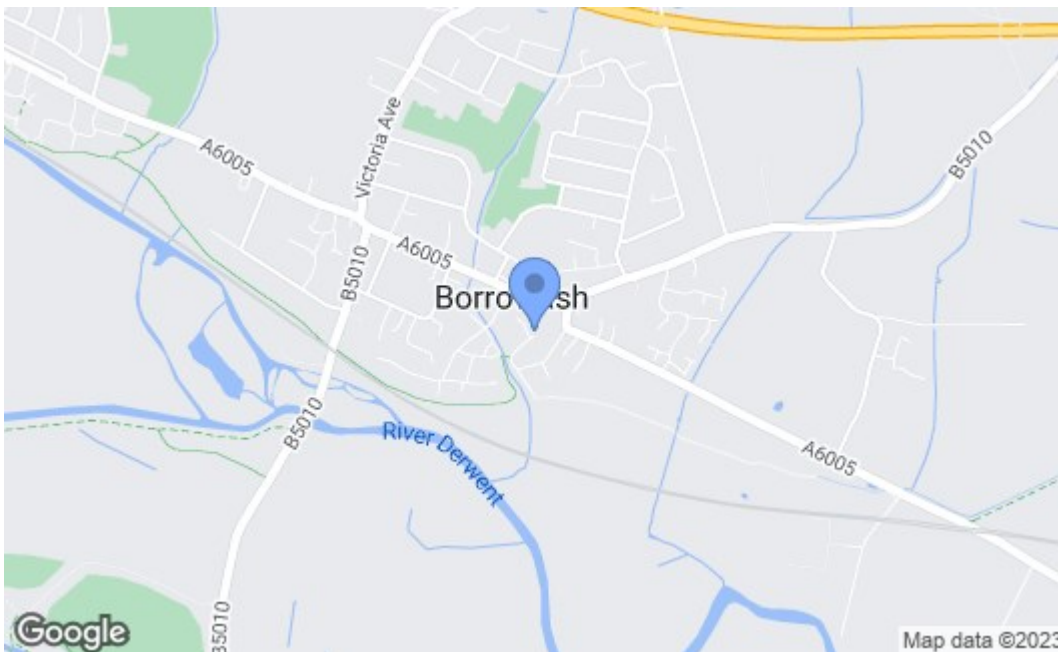
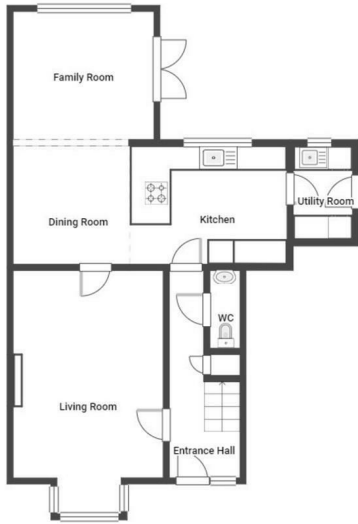
Proceed out of Long Eaton along Derby Road continuing through Breaston and Draycott along Draycott Road and into Borrowwash. Just prior to the bend turn left into Roman Way, right into Fosse Close and left into Dere Croft.

6978AMMP

## Council Tax

Band E - £2322





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.