Robert Ellis

look no further...

Belmont Drive,
Borrowash, Derbyshire
DE72 3GW

Price Guide £315-320,000

Freehold

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THIS IS A FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON A QUIET CUL-DE-SAC, CLOSE TO THE HEART OF BORROWASH VILLAGE, WHICH IS IN NEED OF SOME UPDATING WORKS BEING CARRIED OUT.

Being located on Belmont Drive, which is only a few minutes walks away from the centre of Borrowash, this four bedroom family home provides the opportunity for a new owner to stamp their own mark on their next property, with updating works being required to the hall, kitchen and bathroom which has had a new three piece suite installed, but needs tiling to the walls. For the size and potential of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties take a full inspection so they are able to see all that is included in the property for themselves. As well as being only a couple of minutes driving distance away from the centre of Borrowash where there are various local shops and other amenities, it is also close to excellent transport links all of which has helped to make this a very popular and convenient location situated between Derby and Nottingham.

The property is constructed of brick with some stonework and render to the front elevation, all under a pitched tiled roof. The property derives the benefits from having gas central heating, with a new boiler having been recently installed, and double glazing throughout and includes a fully enclosed porch, a reception hall which has a ground floor shower room/w.c. off, a large lounge with sliding patio doors leading out to the private rear garden and the dining kitchen which also has a half glazed door leading out to the rear. To the first floor the landing leads to the four bedrooms and the bathroom which has had a new white suite installed but needs tiling to the walls. Outside there is a part integral garage to the left hand side of the house, a block paved driveway and off road parking area at the front, there is a pathway leading down the right hand side of the property to the rear garden which has a block paved patio leading onto a good size lawned garden which is kept private by having fencing and brickwork to the boundaries.

Borrowash village has a number of local shops including a Co-op store, a quality butchers, a fishmongers and a Bird's bakery, there are healthcare and sports facilities which include several local golf courses, walks in Elvaston castle and the surrounding picturesque countryside, there are local schools for all ages within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide easy access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Fully enclosed porch having a double glazed door at the front and double glazed windows to the front and side, tiled flooring and a wood panelled door with glazed side panels leading to:

Reception Hall
Stairs with hand rail leading to the first floor, radiator and there is a utility cupboard which has space and plumbing for an automatic washing machine and tumble dryer.

Shower Room
The shower room has a walk-in shower with a mains flow shower system, tiling to two walls and a glazed door and protective screen, low flush w.c. and a pedestal wash hand basin, half tiled walls, radiator, extractor fan and an opaque glazed window.

Lounge
18'2 x 11'6 approx (5.54m x 3.51m approx)
This large main reception room has double glazed, double opening doors with matching double glazed side panels leading out to the private rear garden, a Minton style fireplace and hearth, three wall lights and a radiator.

Dining Kitchen
19'3 x 11'7 to 8'5 approx (5.87m x 3.53m to 2.57m approx)
The kitchen probably now needs updating and is currently fitted with a stainless steel sink having a mixer tap set in an L shaped work surface with cupboards and space for a dishwasher below, spaces for an upright fridge/freezer and a gas cooker, work surface with cupboards, drawers and wine rack below, matching wall cupboards, display cabinet with shelving and there is a hood over the cooking area, double glazed window to the front, half double glazed door leading out to the rear garden with a double glazed window to the rear, radiator and an understairs storage cupboard.

First Floor Landing
Double glazed window to the rear, radiator, the balustrade continues from the stairs onto the landing and there is a recently installed Baxi gas boiler housed in an airing/storage cupboard.

Bedroom 1
13'6 x 8'6 approx (4.11m x 2.59m approx)
Double glazed window to the rear, wardrobes with mirror fronted doors and drawer units and shelving to either side of the bed position with cupboards over, dressing table with drawers and shelving below and a mirror with a light to the wall above and a radiator.

Bedroom 2
11'5 x 8'6 approx (3.48m x 2.59m approx)
Double glazed window to the rear and a radiator.

Bedroom 3
10'2 x 13'6 to 8'5 approx (3.10m x 4.11m to 2.57m approx)
Double glazed window to the front, radiator, two double built-in wardrobes and hatch to the loft.

Bedroom 4
8'6 x 7'6 approx (2.59m x 2.29m approx)
Double glazed window to the front, two built-in wardrobes and a radiator.

Bathroom
The bathroom needs completing but has had a new suite installed and includes a bath with a mixer tap and shower over, low flush w.c. and pedestal wash hand basin and a double opaque glazed window.

Outside
At the front of the property there is a block paved drive and off road parking with a pebbled area and a path with a gate leads down the right hand side to the rear garden.

At the rear there is a block paved patio leading onto a lawned garden with a rockeried bed to the left hand corner and the garden is kept private by having fencing and brickwork to the boundaries.

Garage
16' x 8' approx (4.88m x 2.44m approx)
There is an adjoining part integral garage to the left hand side of the property which has an up and over door to the front.

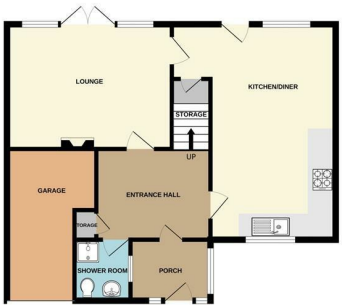
Directions
Proceed out of Long Eaton along Derby Road continuing through Breaston and Draycott along Draycott Road. At the 'T' junction turn left onto Nottingham Road and Belmont Drive can be found as a turning on the right hand side
8890AMMP

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 51mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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

Robert Ellis
ESTATE AGENTS

GROUND FLOOR



1ST FLOOR

8 BELMONT DRIVE, BORROWASH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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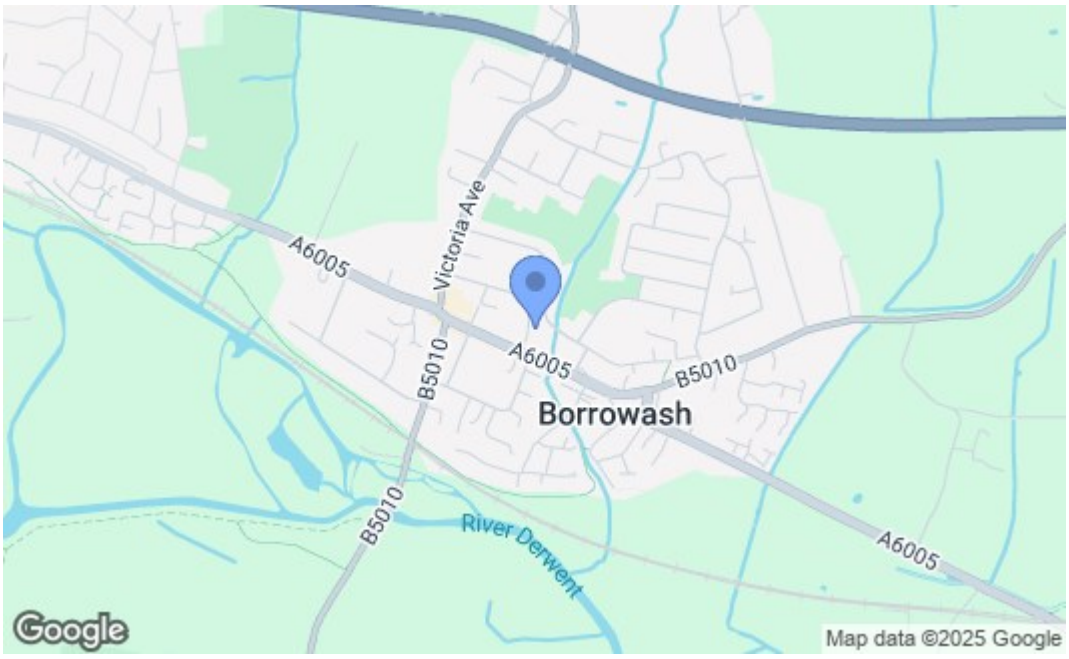

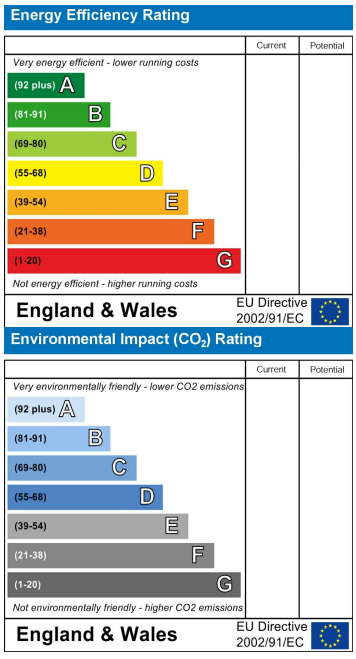

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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