Robert Ellis

look no further...

Central Avenue,
Borrowash, Derbyshire
DE72 3JZ

£354,950 Freehold

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AN IMMACULATE TWO/THREE BEDROOM DETACHED BUNGALOW IN THE DESIRABLE LOCATION OF BORROWASH THAT HAS BEEN VERY WELL MAINTAINED BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are proud to bring to the market this spacious and very well presented two/three bedroom detached bungalow with a detached garage, large block packed driveway and established and serene enclosed rear garden. The property sits on a substantial plot set back from the road on Central Avenue which stands proudly on the Avenue, with pruned shrubs and flowers with a beautiful block-paved path and driveway to the front. Immediately, as one enters the property through the front door, the light and airy hallway leads to the rooms. Benefitting from recently renewed central heating system provided by a combi boiler, double glazing throughout and an alarm system, the bungalow has all the mod-cons designed for modern living. Moving through the property you will be taken aback by the spacious and bright rooms, with the well-equipped breakfast kitchen having a side additional porch boot room area, perfect if you have a dog maybe, to get them cleaned down and kick off your muddy boots. The beautiful and enclosed rear garden has several patio areas perfect for al-fresco living, along with established shrub and plant borders and lawn.

The property is constructed of brick, under a tile roof and briefly comprises of entrance hallway with the rooms off, two double bedrooms with built-in storage and a what is currently used as a reception but could be changed into another bedroom if required, family bathroom, large dual aspect lounge diner and breakfast kitchen and porch/boot room. It also has a brick built detached garage with an outhouse/utility. The property has a spacious driveway to the front. The property derives all the modern benefits from gas fired central heating, double glazing an alarm system and cavity wall insulation.

Borrowash is a very popular village between Nottingham and Derby and in the centre has a Co-op store, a local butchers, fishmongers and a Birds bakery as well as restaurants, there are excellent local schools for all ages, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside including at Elvaston Castle and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and as previously mentioned there is the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
21'1 x 3'5 approx (6.43m x 1.04m approx)
UPVC double glazed front door with inset obscure glass with obscure window to the side and UPVC double glazed neo-Georgian style window to the front, carpeted flooring, radiator, two ceiling lights, access to the loft via a loft hatch which is insulated and partially boarded, phone line, with doors off to the three bedrooms, bathroom, living diner and kitchen.

Lounge Diner
18'1 x 9 approx (5.51m x 2.74m approx)
Dual aspect UPVC double glazed neo-Georgian sliding doors opening to the rear garden, double glazed neo-Georgian window to the side garden, carpeted flooring, two ceiling lights, two radiators, coving, stone cream style gas fireplace with surround and hearth, TV point.

Reception / Bedroom Three
14'2 x 10'8 approx (4.32m x 3.25m approx)
Dual aspect UPVC neo-Georgian window to the front and rear, radiator, carpeted flooring, ceiling light, coving and wall delicate panelling, white wooden style in-built drawers and wardrobes for ample storage.

Breakfast Kitchen
11'9 x 9'7 approx (3.58m x 2.92m approx)
UPVC double glazed neo-Georgian style window to the front, tiled flooring, LED ceiling light, undercounter lighting and spotlights above the breakfast island, radiator, mix of white shaker style wall, drawers and base units with laminate rolled wedge worktops, splashback tiles, in-built oven and grill four ring gas hob, with extractor above, inset 1½ bowl composite sink and drainer with swan neck mixer tap, space for fridge, space for washing machine.

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Bedroom One
12'2 x 10'7 approx (3.71m x 3.23m approx)
Dual aspect UPVC double glazed neo-Georgian window to the front and rear, radiator, carpeted flooring, ceiling light, coving and panelling, white wooden style in-built drawers and wardrobes with ample storage.

Bedroom Two
10'6 x 12 approx (3.20m x 3.66m approx)
UPVC double glazed neo-Georgian style window to the rear, carpeted flooring, radiator, ceiling light, in-built surround bed cupboards, vanity unit and wardrobes.

Bathroom
5'8 x 6 approx (1.73m x 1.83m approx)
UPVC double glazed obscure neo-Georgian style window to the side, carpeted flooring, radiator, ceiling light, bath suite with freestanding sink and electric shower over the bath, low flush W.c, tiled to the ceiling.

Porch/Boot Room
11'9 x 4'1 approx (3.58m x 1.24m approx)
UPVC double glazed door to the front with obscure inset glass, UPVC double glazed door to the rear garden with obscure glass panels surrounding, polycarbonate roof, vinyl flooring, ceiling light, wall and base units, fuse box.

Garage
18 x 8 approx (5.49m x 2.44m approx)
With metal up and over door, wooden door to the side and lights and power.

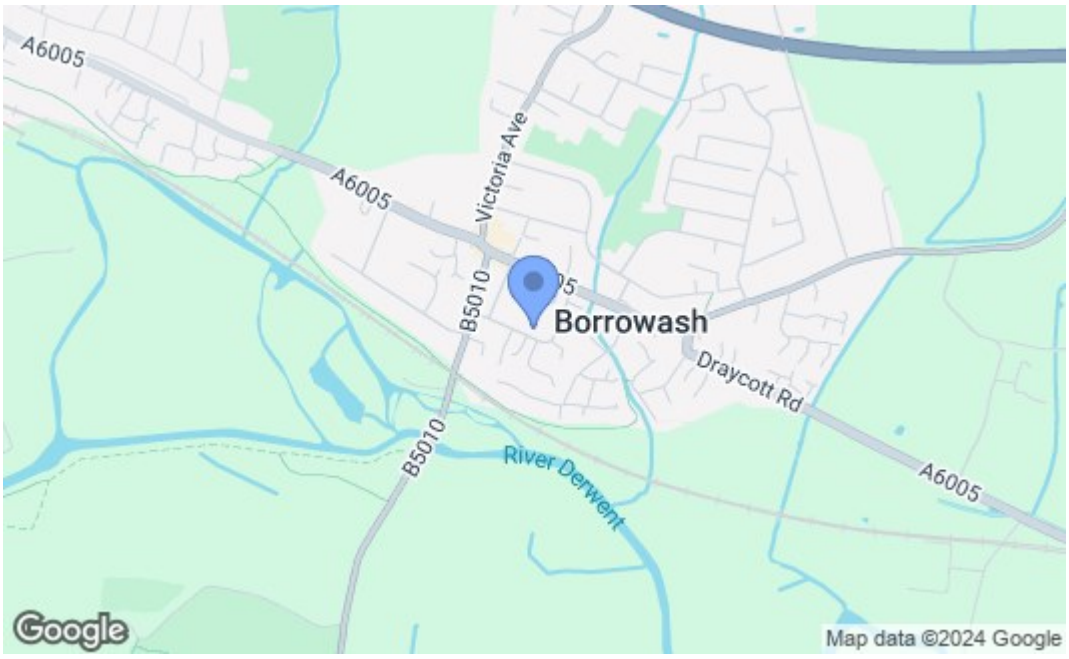
Outhouse/Utility
5 x 4 approx (1.52m x 1.22m approx)
With lights and power, space for freezer and space for tumble dryer.

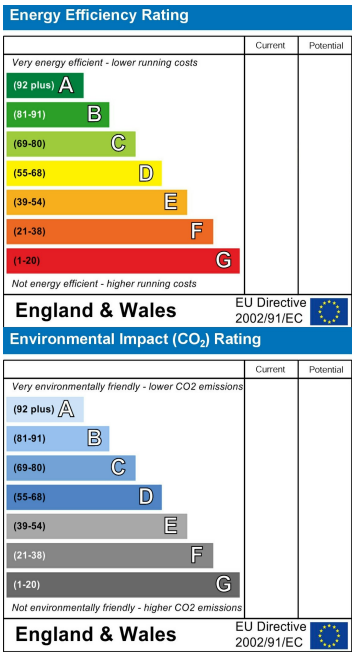
Outside
To the front, there is access via a tarmac shared driveway to the block-packed driveway for 3 vehicles, with a block paved path into the porch. With courtesy lighting outside the front door with a tiled step. The front garden has attractive pruned shrubs and trees and has a manicured lawn. The rear garden is fully enclosed with fencing and walls to the boundaries, with patio areas. There is a side wooden gate to the left hand side.

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 left into Central Avenue, following the road around to the right and the property can be found on the right.
8120JG

Council Tax
The property is Erewash Council Tax Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 67mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water low
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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