Robert Ellis

look no further...

Derby Road,
Borrowash, Derbyshire
DE72 3HA

£595,000 Freehold

WE ARE PLEASED TO ANNOUNCE THE SALE OF THIS BRAND NEW, FIVE DOUBLE BEDROOM, THREE STOREY DETACHED FAMILY RESIDENCE.

Currently under construction, this surprisingly spacious property is situated in a small select development of three brand new dwellings within the heart of the village of Borrowash.

This offers a particularly high specification with gas fired central heating, including under-floor heating to the ground floor, an impressive open plan family kitchen, which opens through to the living room, with feature fireplace and bi-fold doors opening to the rear garden. There is an additional sitting room, useful utility room and cloaks/w.c. to the ground floor.

To the first floor the landing provides access to four double bedrooms, one of which has an en suite shower room and there is also a family bathroom on this level. The staircase from the spacious first floor landing then returns to the fantastic space on the second floor which affords a principal bedroom suite with large dressing area, substantial bedroom and luxury en suite bathroom with slipper bath and shower cubicle.

The property will boast a detached brick built double garage and the rear gardens will be landscaped with patio and lawn.

Borrowash is a very desirable village which has a number of local shops including a Co-op store, Birds bakery, Coates butcher and a fishmongers with an Asda store being at nearby Spondon, Tesco and Asda stores and many other retail outlets being found in Long Eaton and a Sainsbury's and Cosco at Pride Park, there are local schools for all ages, healthcare and sports facilities including several local golf courses, walks at Elvaston Castle and the surrounding countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.

As the property is currently under construction, for further information and to register your interest when viewings commence, please contact Robert Ellis on 0115 946 1818.

Entrance Hall
With a modern double glazed composite door to the front, oak staircase to the first and second floor landing with glazed balustrade, understairs storage cupboard, recessed spotlights to the ceiling, under floor heating, modern oak doors leading to:

Lounge
15'10 x 12'6 approx (4.83m x 3.81m approx)
UPVC double glazed window to the front, double glazed bi-folding doors to the rear, feature fireplace, recessed spotlights to the ceiling, under floor heating and internal glazed oak doors leading to:

Dining Kitchen
24'5 x 14'4 approx (7.44m x 4.37m approx)
With a range of matching wall and base units incorporating handle-less grey doors, integral oven, integral microwave and Bosch warming drawer below, five ring stainless steel gas hob with extractor hood above, quartz work surface, inset stainless steel sink with swan neck mixer tap, integrated wine cooler, integrated dishwasher, space and point for free standing American style fridge freezer, double glazed Bi-fold doors leading to the enclosed landscaped garden at the rear, recessed spotlights to the ceiling, panelled door to entrance hallway with glazed door to:

Utility Room
9'9 x 8'6 approx (2.97m x 2.59m approx)
UPVC double glazed window to the rear, UPVC double glazed door to the side, range of matching wall and base units incorporating Quartz work surface over, inset stainless steel sink with swan neck mixer tap, Worcester Bosch gas central heating combination boiler, space and plumbing for automatic washing machine, space and point for free standing tumble dryer with a bank of double height cupboards providing ample storage space and under floor heating control panel.

Cloaks/w.c.
8'5 x 3'10 approx (2.57m x 1.17m approx)
Low flush w.c., vanity wash hand basin with storage cupboard below, chrome heated towel rail, UPVC double glazed window to the side, extractor fan and recessed spotlights to the ceiling.

Sitting Room
15'10 x 10'5 approx (4.83m x 3.18m approx)
UPVC double glazed window to the front, wall mounted radiator, recessed spotlights to the ceiling, under floor heating control panel.

First Floor Landing
Built-in storage cupboard, UPVC double glazed window to the front, wall mounted radiator, recessed spotlights to the ceiling, wooden panelled doors to:

Bedroom 2
14'3 x 12'6 approx (4.34m x 3.81m approx)
UPVC double glazed window to the rear, recessed spotlights to the ceiling, wall mounted radiator, panelled door to:

En-Suite Shower Room
Low flush w.c., wall hung vanity wash hand basin, walk-in shower enclosure with mains fed shower above including rain water shower head attachment, chrome heated towel rail, tiled splashbacks, recessed spotlights to the ceiling, UPVC double glazed window to the side.

Bedroom 3
14'2 x 10'9 approx (4.32m x 3.28m approx)
UPVC double glazed window to the side, wall mounted radiator, recessed spotlights to the ceiling.

Bedroom 4
15'11 x 10'7 approx (4.85m x 3.23m approx)
UPVC double glazed window to the front, wall mounted radiator, recessed spotlights to the ceiling.

Bedroom 5
15'10 x 12'5 approx (4.83m x 3.78m approx)
UPVC double glazed windows to the side and front, recessed spotlights to the ceiling, wall mounted radiator.

Bathroom
10'7 x 7'3 approx (3.23m x 2.21m approx)
UPVC double glazed window to the rear, four piece suite comprising walk-in shower enclosure with mains fed shower above incorporating rain water shower head over, panelled bath with mixer shower attachment over, low flush w.c., vanity wash hand basin with storage cupboards below, chrome heated towel rail, tiled splashbacks, recessed spotlights to the ceiling.

Second Floor Landing
Velux window to the front, wall mounted radiator, recessed spotlights to the ceiling, loft access hatch and access door into eaves. This spacious landing could be used as a study or sitting area, subject to a buyers needs and requirements. Oak door to:

Bedroom 1
22'2 x 19'2 approx (6.76m x 5.84m approx)
UPVC double glazed window to the rear with double glazed Velux window to the side, wall moutned radiator, access to eaves, recessed spotlights to the ceiling and panelled door to:

En-Suite
11'1 x 9'1 approx (3.38m x 2.77m approx)
A modern four piece suite comprising of a free standing feature bath with mixer tap over, wall hung double vanity wash hand basin with glass sink, low flush w.c., walk-in shower enclosure with Mira electric shower over, chrome heated towel rail, tiled splashbacks, Velux windows to the rear, recessed spotlights to the ceiling and extractor fan.

Outside
To the front of the property there is a walled pathway providing access to the front entrance door, block paved double driveway providing off the road hard standing leading to the brick built double garage. To the rear of the property there is a landscaped garden with a large Indian sandstone paved patio area and fencing to the borders.

Double Garage
Brick built garage with up and over door.

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 Derby Road and the property can be identified by our for sale board.
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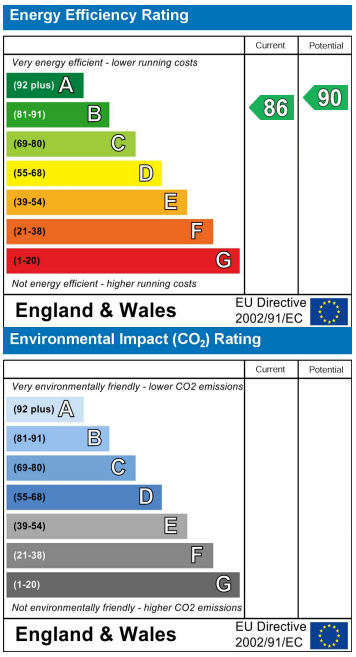

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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