Robert Ellis

look no further...

Charnwood Avenue,
Borrowash, Derbyshire
DE72 3JA

£220,000 Freehold

0115 946 1818

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Robert Ellis are delighted to offer to the market this three bedroom semi-detached property situated within Borrowash. This is a fantastic opportunity for those looking to create their dream home. In need of full modernisation, the property boasts two spacious reception rooms with the lounge to the front and dining room boasting patio doors to the rear garden but offers huge potential to modify the layout of this property if deemed necessary to the next owner's taste. living. Additional features include a driveway with ample off road parking that leads to a car port. With great potential to add value and personalise, this property is ideal for investors or families eager to put their own stamp on their new home. The property is ideally located for local shops and amenities and provides great access to link roads such as A52 and M1.

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.

Hallway
Door to the front, radiator, understairs storage cupboard, door to living room, stairs to first floor, door to kitchen, double glazed window to the side.

Lounge
Double glazed window to the front, radiator, gas fire and mantel.

Kitchen
Matching wall and base units, stainless steel sink and drainer, integrated electric oven, four ring gas hob with overhead extractor, part tiled walls, space for washing machine, space for fridge/freezer, wall mounted combination boiler. Double glazed window to the rear and double glazed door to the side. Door leading into the dining room.

Dining Room
Old storage heater, double glazed patio doors leading to the rear garden, laminate flooring.

First Floor Landing
Double glazed window to the side, door to three bedrooms, bathroom and separate WC. Loft access.

Bedroom 1
Double glazed window to the front, fitted wardrobes, radiator.

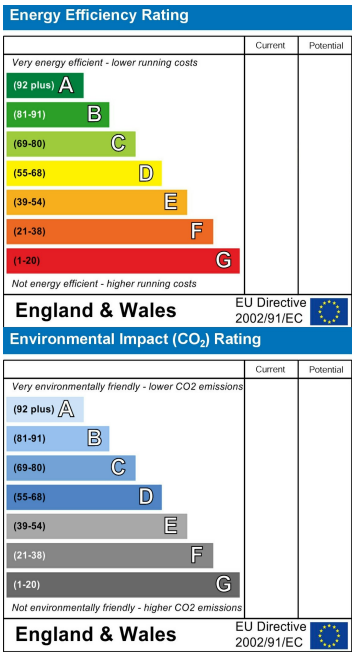
Bedroom 2
Double glazed window to the rear, radiator.

Bedroom 3
Double glazed window to the front, radiator. Storage cupboard.

Bathroom
Double glazed window to the rear, vanity wash hand basin, panel bath, wall mounted shower with rain head shower.

Separate WC
Low level WC, double glazed window to the side.

Outside
To the front of the property there is off-road parking for multiple vehicles leading to a carport. The front garden is laid to lawn enclosed by one side panel fencing, the other side has hedging. There is also hedging to the front. There is a door at the end of carport that leads to the rear garden. The rear garden has two outhouses with an outside toilet, mainly laid to lawn enclosed by panel fencing. There are also two patio areas. The rear garden is of a generous size with shrubs and borders.



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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