Robert Ellis

look no further...

Rose Avenue,
Borrowash, Derbyshire
DE72 3GA

O/I/R £275,000 Freehold

A THREE DOUBLE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING AND THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented and spacious three bedroom semi detached home. The property lends itself and has massive potential for a side extension, subject to the necessary permissions and benefits from gas central heating and double glazing.

The property is constructed of brick and sits on a large corner plot and is ideal for a wide variety of buyers including first time buyers and the growing family. The property briefly comprises of a large entrance hallway, large lounge, kitchen and separate dining room. To the first floor the landing leads to the three double bedrooms, all benefiting from fitted wardrobes, bathroom and separate w.c. Outside to the front the property sits on a corner plot and has ample off street parking for several vehicles with access to the side through a gate. To the rear there is a large, private and enclosed garden with a wooden storage shed, lawn, mature flower beds, patio and pergola.

Located in the popular residential village of Borrowash, close to a wide range of local schools, shops, parks and healthcare facilities. There are several restaurants, pubs, bars, bakery and butchers within the village with supermarkets just a short drive away. The property has fantastic transport links available, including nearby bus stops and easy access to major road links such as the M1, A52 and A50 with East Midlands Airport being a short drive away. An internal viewing is essential to appreciate the property and location on offer.

Entrance Hall
UPVC double glazed front door, carpeted flooring, radiator, ceiling light, stairs to the first floor and storage cupboard.

Lounge
14'8 x 19'9 approx (4.47m x 6.02m approx)
UPVC double glazed window to the front, UVPC double glazed French doors to the rear, radiator, gas fire and ceiling light.

Dining Room
8'3 x 14'8 approx (2.51m x 4.47m approx)
UPVC double glazed windows to the front and side, carpeted flooring and ceiling light.

Kitchen
9'3 x 11'1 approx (2.82m x 3.38m approx)
UPVC double glazed door to the rear, UPVC double glazed window overlooking the rear garden, vinyl flooring, wall, base and drawer units with work surface over and inset sink and drainer, space for a cooker, space for a washing machine and ceiling light.

First Floor Landing
Carpeted flooring, radiator, built-in storage cupboard, access to the loft and ceiling light.

Bedroom 1
14'4 x 11'3 approx (4.37m x 3.43m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bedroom 2
8'8 x 11'4 approx (2.64m x 3.45m approx)
UPVC double glazed window to the front, carpeted flooring, fitted wardrobes, radiator and ceiling light.o

Bedroom 3
8'1 x 11'1 approx (2.46m x 3.38m approx)
UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes and ceiling light.

Bathroom
4'7 x 7'5 approx (1.40m x 2.26m approx)
Obscure UPVC double glazed window to the rear, vinyl flooring, built-in storage cupboard, pedestal wash hand basin, bath with shower over, radiator and ceiling light.

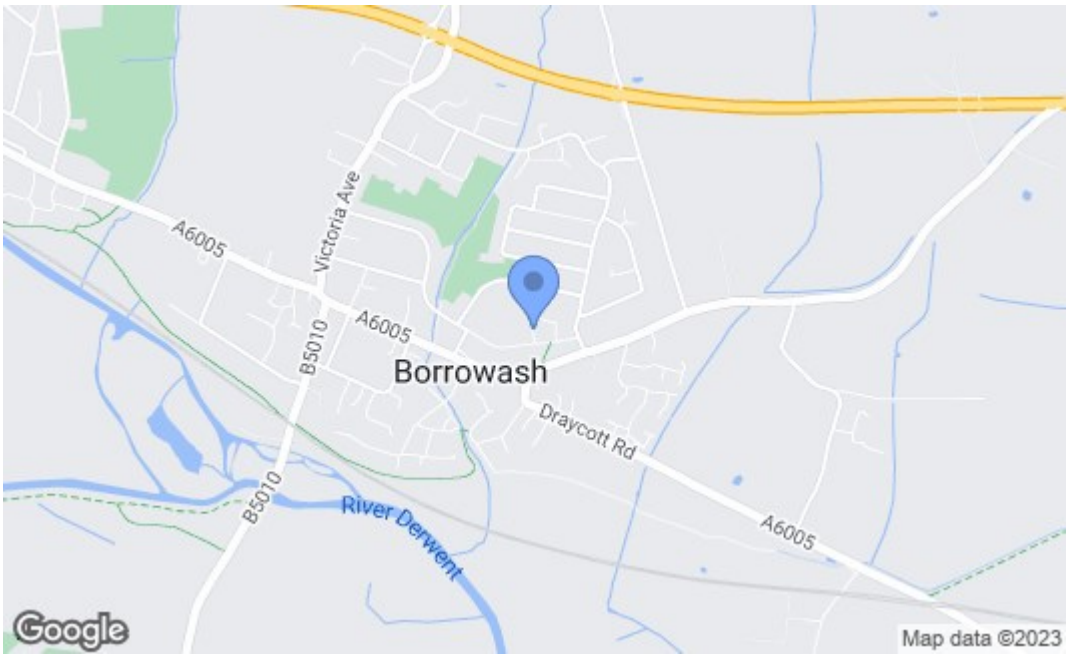
Separate w.c.
4'3 x 4'8 to 2'5 approx (1.30m x 1.42m to 0.74m approx)
Obscure UPVC double glazed window to the rear, vinyl flooring, pedestal wash hand basin, radiator and ceiling light.

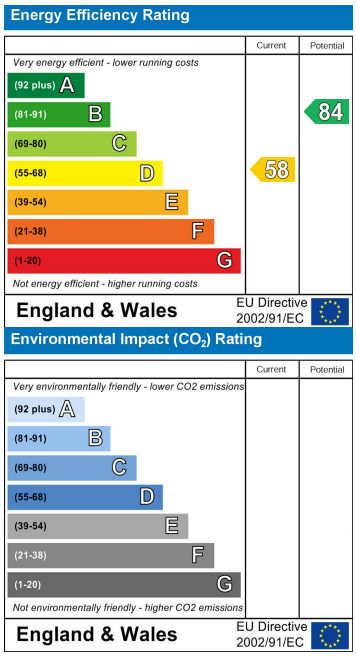
Outside
To the front of the property there is a block paved drive providing off road parking, lawned garden with shrubs to the borders and a gate to the rear.

To the rear there is an enclosed garden laid to lawn with shrubs and bushes to the borders, patio area and a garden shed.

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 into Nottingham Road, right into Barrons Way, right again into Balmoral Road and left into Rose Avenue.
7514AMRS

Council Tax
Erewash Borough Council Band C





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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