



Kimberley Road,  
Borrowash, Derbyshire  
DE72 3GD

**O/O £285,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE WHICH IS FOUND IN A SOUGHT AFTER VILLAGE LOCATION.

Robert Ellis are extremely pleased to bring to the market a property that is ready for you to move into on a good size plot. The property has been contemporary decorated throughout so all you have to do is move your belongings in! The property offers good spacious accommodation throughout but has room at the side to extend if needed (subject to necessary planning permissions) and must be internally viewed to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of a very spacious entrance hall, lounge and dining kitchen to the rear with integrated appliances. To the first floor there are three bedrooms with the second bedroom having views to the rear and a shower room. A particular feature of this property is that you could fit at least 5 cars on the driveway to the front, there is a attached garage with an electric up and over door and a garden to the side and rear elevation.

Borrowash has over recent years become a sought after village with a Co-op store, a quality local butchers, Bird's bakery and a recently opened fish mongers as well as restaurants with there being an Asda superstore in Spondon and further retail outlets at Pride Park and Derby city centre. There are walks at Elvaston Castle and Country Park which is a few minutes down the road, healthcare and sports facilities including several local golf courses, schools for all ages are within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, East Midlands Parkway and Long Eaton and the A52 and other main roads which, as previously mentioned, provide good access to Derby, Nottingham and other East Midlands towns and cities.



## Entrance Hall

Tiled floor, composite front entrance door and windows, stairs to the first floor landing, under stairs storage cupboard and doors to:

## Lounge

14'1 x 10'4 approx (4.29m x 3.15m approx)

UPVC window to the front, radiator, laminate floor, TV and telephone point.

## Dining Kitchen

16'7 x 8'6 approx (5.05m x 2.59m approx)

Wall, base and drawer units with rolled edge work surface over, stainless steel sink with mixer tap over, tiled splashbacks, Integrated washing machine, integrated dishwasher, integrated fridge and freezer, built-in oven, hob and extractor hood over, UPVC double glazed windows to the rear x2, UPVC double glazed rear exit door, radiator, door to under stairs storage/pantry, recess lighting.

## First Floor Landing

UPVC double glazed window to the side, access to the loft with gas central heating boiler and doors to:

## Bedroom 1

10'4 x 10'2 approx (3.15m x 3.10m approx)

UPVC double glazed window to the front, radiator, built in wardrobe.

## Bedroom 2

10'6 x 8'11 approx (3.20m x 2.72m approx)

UPVC double glazed window to the rear, radiator, built in wardrobe.

## Bedroom 3

6'11 x 6'3 approx (2.11m x 1.91m approx)

UPVC double glazed window to the side, radiator.

## Shower Room

Shower cubicle with shower from the mains, low flush w.c, sink with cupboard underneath, chrome heated towel rail, fully tiled walls and splash backs, UPVC double glazed window to the rear, recess lighting.

## Outside

To the front of the property there is a block paved



driveway offering parking for at least 5 cars. The boundaries have been re-placed with new fence panelling. There is a side gate leading you to the garden at the side where there is a lawn having gravelled and flower borders. this then leads you to the low maintenance rear garden which both have lovely views.

## Garage

16'4 x 8'7 approx (4.98m x 2.62m approx)

Up and over electric door, light and power.

## 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 and left into Balmoral Road. This road then continues onto Kimberley road where the property can be found on the right hand side.

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Bt, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 60mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



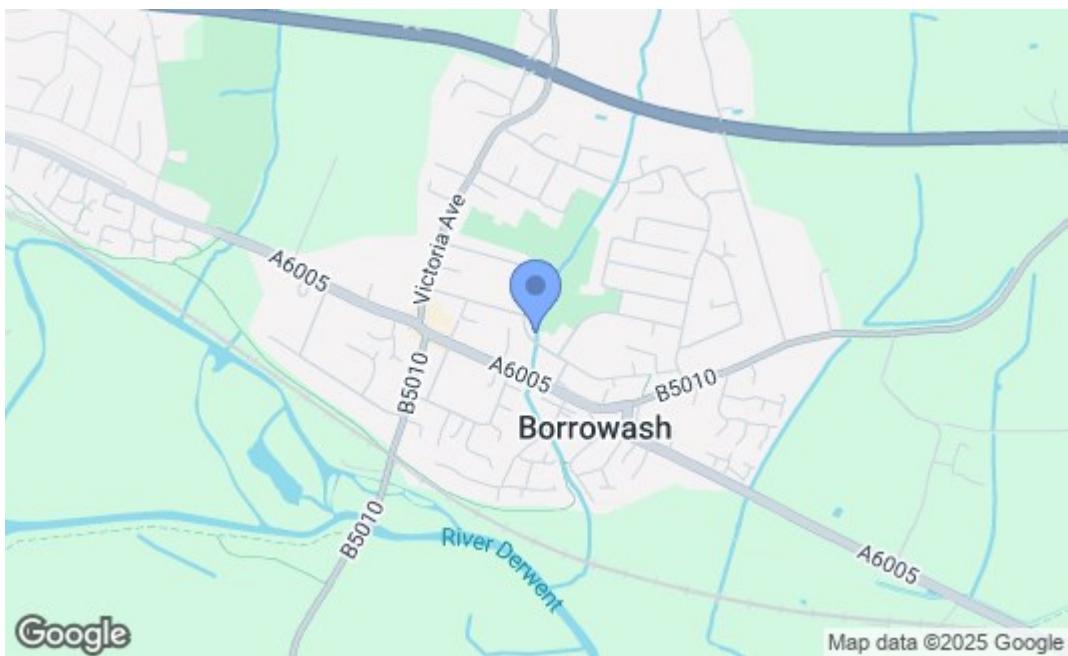
GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



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 errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. It is not a legal drawing and should not be relied upon as to the boundaries of the property or any other details. Made with Metrimap ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.