



Nottingham Road,
Borrowash, Derby
DE72 3FP

£395,000 Freehold



THIS IS A THREE DOUBLE BEDROOM DETACHED COTTAGE WITH BEAUTIFUL SOUTH FACING GARDENS TO THE REAR.

Robert Ellis are pleased to instruct this detached cottage which will provide a new owner to stamp their own mark on their next home. For the size of the accommodation on both the ground and first floors to be appreciated, we do recommend that interested parties do undertake a full inspection so that they can see the accommodation as well as the privacy of the South facing rear garden for themselves. The property currently has three double bedrooms, but we feel with the re-positioning of the bathroom on the first floor, it could have a fourth bedroom created as there are two large landing areas which we feel could be further utilised for bedroom space. The property is well placed for easy access to the amenities and facilities provided by Borrowash village and is also well placed to the A52 which provides good access to Derby and Nottingham.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned accommodation benefits from having gas central heating and double glazing. In brief the accommodation, which has an open plan feel to the ground floor, is entered through the front door into a reception hall/sitting area, off which there is a rear hallway which provides access to the lounge with there being a shared feature fireplace with the sitting room, and there is also a separate dining area. The kitchen extends across the rear of the cottage and is fitted with pine wall and base units and from the kitchen there is a door leading out to the rear garden. To the first floor, the spacious landing leads to the three double bedrooms and there is a bathroom which has a coloured suite and as previously mentioned would now benefit from being re-positioned at the far end of the landing area. Outside, there is a car standing area to the right of the property and a path at the front with the main gardens being at the rear. The gardens at the rear of the cottage are South facing and are extremely well stocked with a wide variety of perennial plants, gravelled areas, paths leading to the bottom of the garden, there is a lawned area and a selection of trees and bushes. The garden is kept private by having fencing and hedging to the boundaries and there is also an outside WC (not tested) positioned to the right hand side of the cottage and a shed which will remain at the cottage when it is sold.

Borrowash provides a number of local shops, including a Co-Op convenience store, there is a Birds Bakery, quality butcher and fish mongers, with further shopping facilities being found at Pride Park where there is a Sainsbury's and Tesco, recently opened Marks and Spencers food store and there is also an Asda store at Spondon. There are excellent schools for all ages within easy reach of the property. Walks in the surrounding countryside and at Elvaston Park. As well as the A52, there are excellent transport links including Junction 25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby.



Front door

The main entrance door is situated to the front of the property and has two inset double glazed panels and leads to reception hall/sitting room.

Reception hall/sitting room

11'7 x 11'4 (3.53m x 3.45m)

This main reception area can be used as a sitting room and has a double glazed window to the front, feature brick open fireplaced with a wooden mantel and tiled hearth, the fireplace also opens to the lounge, exposed brickwork to one wall and painted brickwork to the other walls, from this area there is a step leading to the rear hall.

Rear hall

11'3 x 7'6 (3.43m x 2.29m)

Wooden staircase with balustrade leading to the first floor, double glazed window on the half landing with a second double glazed window to the rear and beams to the ceiling.

Lounge

11'5 x 10'8 (3.48m x 3.25m)

Double glazed windows to the front, feature brick chimney breast with wooden mantel and tiled hearth which opens to the adjacent sitting room/reception area, radiator, beams to the ceiling, cupboard housing the gas and electricity meters and electric consumer unit, beamed walkways leading into the kitchen and dining room, and two wall lights.

Dining room

11'4 x 9'11 (3.45m x 3.02m)

Double glazed windows to the front and side, feature fireplace with a brick insert and a wooden mantel over, beams to the ceiling, radiator, two wall lights and beamed walk-through into the kitchen.

Kitchen

23'5 x 7'4 (7.14m x 2.24m)

The kitchen extends along the rear of the cottage and is divided by beam with wooden pillars to either side and is fitted with pine units including a one and a half bowl sink with a mixer tap set in a work surface, with cupboards, drawers, shelves and space for an automatic washing machine below, space for an upright gas cooker, work surfaces to either side one having a cupboard and drawer and the other having a cupboard, drawer and space for a fridge under, matching eye level wall cupboards and two display cabinets, tiling of the walls by the work surface areas, three double glazed windows to the rear, beams to the ceiling, space for an upright fridge/freezer and door with three inset double glazed panels leading out to the rear garden.

First floor landing

11'8 x 7'6 (3.56m x 2.29m)

The spacious landing has a double glazed window to the rear, radiator, two wall lights.

Bedroom one

11'7 x 11' (3.53m x 3.35m)

Double glazed window to the front with secondary double glazing, Georgian opaque glazed door leading onto the landing and a radiator.

Bedroom two

11'6 x 11' (3.51m x 3.35m)

Double glazed window to the front, radiator, Georgian glazed door leading onto the landing.

Bedroom three

11'9 x 11' (3.58m x 3.35m)

Double glazed window to the front, radiator and a Georgian glazed door leading onto the landing.

Bathroom

11'5 x 7'6 (3.48m x 2.29m)

The bathroom is situated in the middle of the landing and could ideally do with being re-positioned at the far end of the landing. It currently has a coloured suite including a panel bath with a shelved splashback, pedestal hand basin and a low flush WC, radiator with a rail over, Georgian glazed doors leading to the landing and a double glazed window to the rear.

Landing/possible space for fourth bedroom or re-po

11'9 x 7'8 (3.58m x 2.34m)

Double glazed window and a second small window to the rear, wall mounted boiler and a radiator.

Outside

At the front of the property there is a path with railings running across the width of the property and to the right hand side of the cottage there is an off-road car standing area.

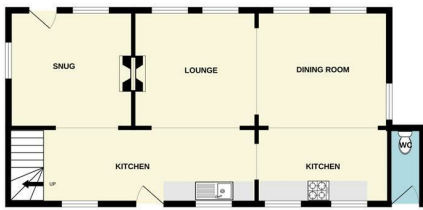
Rear garden

The main gardens are situated to the rear of the cottage and these are South facing and extremely well planted with a series of paths running down towards the bottom of the garden, various pebbled areas, mature borders planted with a selection of perennial plants. There is a selection of trees and to the bottom left hand corner there is a lawned area with the garden being kept private by having fencing to the right hand boundary, hedge to the left and hedge and fencing running along the rear boundary. There is a storage shed positioned near to the rear of the cottage and to the right hand side there is an outside WC. There is an outside water supply and external lighting provided at the rear of the property.

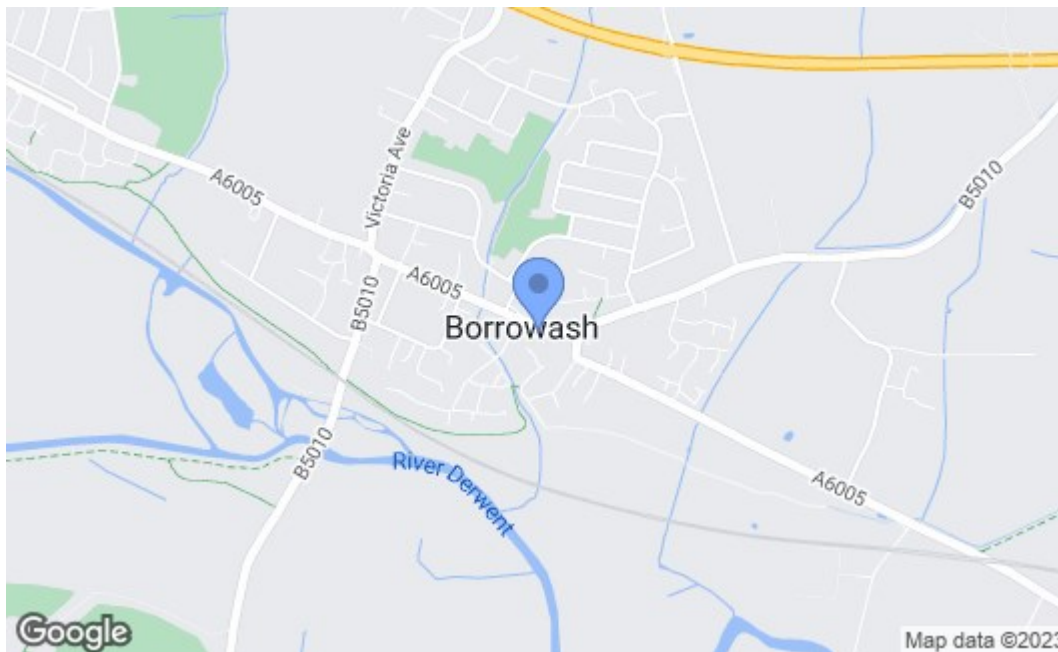




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.