



Kimberley Road,  
Borrowash, Derbyshire  
DE72 3GD

**£245,000 Freehold**



A TRULY SPECTACULAR AND DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE MOST DESIRABLE LOCATION OF BORROWWASH.

Robert Ellis are pleased to bring to the market this semi detached family home with generous size rooms throughout, delightful landscaped garden, modern fitted bathroom and also benefits from ample off street parking. We encourage anyone to view this property and gain an early birder viewing to avoid disappointment as the property's location and finish will draw a lot of attention.

Being positioned in this desirable location with fantastic access to the M1 and A52 road networks, the property is constructed of brick to the external elevation all under a pitched tiled roof and also benefits from modern conveniences such as gas central heating and double glazing and in brief the accommodation comprises of a spacious entrance hall that leads onto the through lounge/diner which can be closed off by bi-fold doors, the dining room also has a fantastic outlook onto the patio and rear garden. Also the kitchen can be found to the rear of the property. To the first floor there are three well proportioned bedrooms with two doubles and a generous size single located to the front elevation, the family bathroom comprises of a three piece modern white suite with a P shaped bath and shower. Outside the front benefits from ample off street parking and private gated access to the rear. There is also a delightful patio area to the rear, planted sleeper borders with miscellaneous shrubs and bushes, laid lawn, garden shed and fenced rear boundaries.

Borrowwash has many local amenities and facilities including a Co-op store, fish mongers, a well known local butchers, a Birds bakery and other shops as well as local restaurants with pubs and other places to eat being found in nearby Ockbrook, there are schools for all ages within easy reach, healthcare and sports facilities, walks in the open surrounding countryside and at Elvaston Park which is a stones throw away 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 mains roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Hallway

15' x 5'10 approx (4.57m x 1.78m approx)

UPVC door and window to the front, radiator, feature wood flooring, stairs to the first floor, understairs storage cupboard and doors to:

### Living Room

16'8 x 10'7 approx (5.08m x 3.23m approx)

UPVC double glazed bay window to the front, radiator, feature fireplace with surround and access through bi-fold doors to:

### Dining Room

9'5 x 8'4 approx (2.87m x 2.54m approx)

Radiator and UPVC double glazed French doors to the patio and outlook to the rear garden, bi-fold doors to the living room.

### Kitchen

11'5 x 8'1 approx (3.48m x 2.46m approx)

Wall and base units with work surface over, 1½ bowl sink and drainer, electric hob and gas hob with extractor hood over, tiled splashbacks and tiled flooring, UPVC double glazed window to the rear and UPVC door to the side providing access to the garden. Space for free standing washing machine, tumble dryer and fridge freezer.

### First Floor Landing

Storage cupboard, loft access hatch, radiator, UPVC double glazed window to the side, dado rail and doors to:

### Bedroom 1

13'6 x 8'11 approx (4.11m x 2.72m approx)

UPVC double glazed window to the rear, radiator and built-in wardrobes.

### Bedroom 2

13'2 x 8'11 approx (4.01m x 2.72m approx)

UPVC double glazed window to the front, radiator and built-in storage cupboard.

### Bedroom 3

7'6 x 6'9 approx (2.29m x 2.06m approx)

UPVC double glazed window to the front, radiator.

### Bathroom

7'8 x 7'6 approx (2.34m x 2.29m approx)

Comprising of a three piece white suite of low flush w.c., vanity wash hand basin, P shaped bath with shower over and mixer tap, patterned obscure double glazed window to the rear, tiled splashbacks, storage cupboard and chrome heated towel radiator.

### Outside

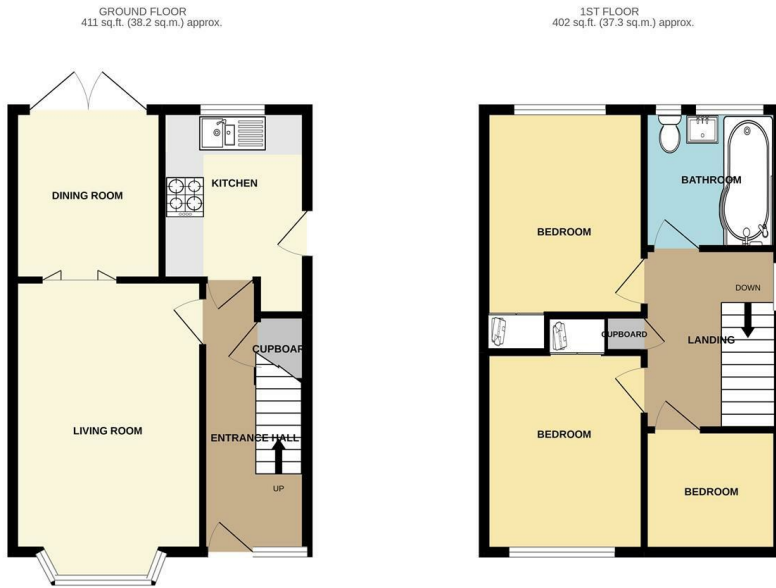
To the front of the property there is ample off street parking provided by the block paved driveway, gated access to the rear garden and lawned front garden with bushes to the front boundary. The rear garden is a fantastic asset to the property and can be accessed by the UPVC side door or French doors from the dining room. The garden has a delightful patio area which is generous in size and steps to sleeper raised beds with planted shrubs and bushes, there is a lawned garden with a garden shed to the rear boundary.

### 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.

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TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.  
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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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