



Central Avenue,  
Borrowash, Derbyshire  
DE72 3JZ

**£649,950 Freehold**



A MOST IMPRESSIVE FIVE DOUBLE BEDROOM DETACHED FAMILY HOME BOASTING SPACIOUS ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market a property situated in the centre of Borrowash, this individual property has everything a growing family needs and has recently had a re-fitted kitchen. From just walking into the large entrance hall you will understand the size of what this magnificent accommodation has to offer. The breakfast kitchen stands at the front of the property and to the rear there are two large reception rooms and then what used to be the conservatory, this room now has a pitched roof with re-fitted cupboards and appliances facing onto the rear garden, currently used as a game room but has several different uses. There are five double bedrooms, three having en-suite's and a sauna room to the first floor. An internal viewing is a must to fully appreciate everything this property has to offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of a large entrance hall with a porcelain tiled floor, ground floor w.c., newly fitted kitchen with ample storage cupboards and porcelain tiled floor, brick feature and door to the utility room. There are two large reception rooms, both with marble fireplaces and a third reception room which currently has fitted cupboards and integrated appliances and is used as a games room. To the first floor there is a spacious landing with a very large storage cupboard, five double bedrooms, three with en-suite's, a luxury family bathroom and a separate sauna. Outside to the front of the property there is off the road parking and side access leading to a good size, privately enclosed rear garden. There is also a garage with an electric up and over door.

Borrowash is a very desirable village which has a number of local shops including a Co-op store, Birds bakery, Coates butcher and a fishmongers with an Asda store being at nearby Spondon, Tesco and Asda stores and many other retail outlets being found in Long Eaton and a Sainsbury's and Cosco at Pride Park, there are local schools for all ages, healthcare and sports facilities including several local golf courses, walks at Elvaston Castle and the surrounding countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



#### Entrance Hall

19'7 x 18'1 reducing to 1'11 approx (5.97m x 5.517m reducing to 0.58m approx)

UPVC door to the front, dado rail, coving to ceiling, porcelain tiled floor, two radiators, stairs to the first floor, understairs storage, double doors to the kitchen, door to lounge and door to:

#### Inner Lobby

Porcelain tiled floor, access to the garage and door to:

#### Ground Floor w.c.

Having a low flush w.c., wash hand basin, tiled walls and splashbacks, radiator, UPVC double glazed window to the front.

#### Kitchen

20'9 x 12'8 approx (6.32m x 3.86m approx)

Wall, base and drawer units with roll edged work surface over, ceramic 1½ sink and drainer with mixer tap over, splashbacks, brick feature, integrated dishwasher, porcelain tiled floor, UPVC double glazed window to the front and side, spotlights, exposed beams to the ceiling, integrated oven, gas hob and extractor hood over, integrated fridge and door to:

#### Utility Room

15'8 x 6'2 approx (4.78m x 1.88m approx)

Wall, base and drawer units with roll edged work surface over, radiator, appliance space, spotlights, plumbing for automatic washing machine and UPVC double glazed rear exit door.

#### Lounge

26'3 x 16'3 approx (8.00m x 4.95m approx)

UPVC double glazed bay window to the rear, open fire with Adam style marble fireplace with open hearth, two radiators, coving to ceiling, TV point, UPVC double glazed patio door and window to the games room and door to:

#### Dining/Music Room

9'11 x 16'1 approx (3.02m x 4.90m approx)

UPVC double glazed bay window to the rear, Adam style marble fireplace with open hearth, air conditioning unit, TV point, UPVC double glazed window to the side, coving to ceiling and two radiators.

#### Games Room

32'6 x 13'10 approx (9.91m x 4.22m approx)

Grey high gloss wall and base units with work surface over, integrated fridge and dishwasher, sink with mixer tap over, tiled floor, three radiators, spotlights, splashbacks and UPVC double glazed patio doors and window to the rear.

#### First Floor Landing

Access to the loft via three different hatches, door to large storage cupboard and doors to:

#### Bedroom 1

15'8 x 13'8 approx (4.78m x 4.17m approx)

UPVC double glazed window to the rear, patio doors with Juliette balcony, coving to the ceiling, radiator and door to:

#### En-Suite

Walk-in shower cubicle with electric shower over, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, tiled floor, radiator, shaver point, spotlights and UPVC double glazed window to the rear.

#### Bedroom 2

14' x 9'7 approx (4.27m x 2.92m approx)

UPVC double glazed window to the rear, radiator and door to:

#### En-Suite

With a walk-in shower cubicle with electric shower, low flush w.c., wash hand basin with vanity cupboard under, fully tiled walls and splashbacks, tiled floor, chrome heated towel rail, extractor fan and spotlights.

#### Bedroom 3

13'11 x 12'3 approx (4.24m x 3.73m approx)

UPVC double glazed window to the front, radiator, coving to ceiling, TV point and door to:

#### En-Suite

Having a low flush w.c., wash hand basin, splashbacks and extractor fan.

#### Bedroom 4

13' x 11'11 approx (3.96m x 3.63m approx)

UPVC double glazed windows to the front and side and radiator.

#### Bedroom 5

14'1 x 12'3 approx (4.29m x 3.73m approx)

UPVC double glazed window to the rear, radiator, coving to ceiling

#### Bathroom

11'9 x 11'5 approx (3.58m x 3.48m approx)

UPVC double glazed window to the front, free standing bath, bidet, low flush w.c., walk-in shower area with shower from the mains with a glass screen, vanity wash hand basin with cupboard under, fully tiled walls and splashbacks, tiled floor, radiator.

#### Sauna

Accessed from the landing having capacity for 6 people, light and glazed door

#### Outside

The property is set back from the road having an Indian sandstone driveway for 2/3 cars, privately enclosed with wall and wrought iron boundaries, there is a raised bed full of mature shrubs and flowers, all privately enclosed with wrought iron double gates and a path leads to the side elevation and to the rear garden. Immediate to the property there is an Indian sandstone patio area leading onto the larger than average lawn, all privately enclosed with hedged and fenced boundaries and there is an outside tap and garden shed.

#### Garage

20'6 x 12'4 approx (6.25m x 3.76m approx)

Up and over electric door, light and power and radiator.

#### 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 Borrowwash. At the T junction turn left onto Nottingham Road and left into Central Avenue, following the road around to the right and the property can be found on the left.

6507AMEC



GROUND FLOOR  
2032 sq.ft. (188.8 sq.m.) approx.



1ST FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA : 3285 sq.ft. (305.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 by any prospective purchaser. 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) 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			
		65	80
<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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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