



Brook Road,  
Borrowash, Derbyshire  
DE72 3FW

**£435,000 Freehold**



THIS IS AN INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOME WHICH HAS SPACIOUS GROUND FLOOR LIVING ACCOMMODATION, A DOUBLE GARAGE AND A PRIVATE GARDEN TO THE REAR.

Being situated on Brook Road in Borrowwash, this individual detached property provides a lovely family home which has large ground floor living accommodation and four good size bedrooms. Over recent years the current owners have replaced the kitchen with light grey units and integrated appliances, the en-suite to the main bedroom has also been re-fitted and there is a new feature log burning gas fire in the lounge which is remotely controlled. For the size and quality of the accommodation and privacy of the garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. Borrowwash is a very popular village which has excellent local amenities and facilities and is well placed for easy access to the A52 and therefore to both Derby and Nottingham, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of a facia brick to the external elevations under a pitched tiled roof and the accommodation included derives the benefits from being gas centrally heated and double glazed. In brief the accommodation includes a reception hallway which leads to a ground floor w.c. and a utility room, there is a reception hall with stairs leading to the first floor and doors to the lounge which has the newly fitted log gas fire, study and to the exclusively fitted dining kitchen, from which there are French doors leading to a garden/sitting room. To the first floor the landing leads to the four bedrooms, three of which have ranges of fitted furniture and the main bedroom has an en-suite shower room which has a mains flow shower system and there is the main family bath/shower room which is fully tiled. Outside there is a double adjoining brick garage, block paved parking at the front for two vehicles and at the rear there is a private garden that has a patio leading onto the lawned garden with borders to the side with the garden being kept private by having fencing to the boundaries.

Borrowwash has a number of local amenities including a Co-op store, a Bird's bakery, a fish mongers and quality butcher, while more shopping facilities can be found in the nearby towns of Long Eaton, Spondon where there is an Asda superstore and Pride Park where there is a Sainsbury's and many other retail outlets, there are schools within easy reach, healthcare and sports facilities, walks in the surrounding picturesque countryside and at Elvaston Castle which is only a short distance away and as well as the A52, the excellent transport links include J25 of the M1, East Midlands Airport and stations at Derby, East Midlands Parkway and Long Eaton.



Stylish composite front door with two inset leaded glazed panels and a matching side panel leading to:

#### Entrance Hall

Tiled flooring that extends to the reception hall, utility room and ground floor w.c., half double glazed door leading out to a path which runs down the right hand side of the property, cornice to the wall and ceiling and double glazed, double opening doors leading to the reception hall.

#### Ground Floor w.c.

Having fully tiled walls and a low flush w.c. and wall mounted hand basin, opaque double glazed window, radiator, tiled flooring and cornice to the wall and ceiling.

#### Utility Room

9' x 7' approx (2.74m x 2.13m approx)

The utility room is fitted with white fronted units and granite work surfaces and includes a sink with a mixer tap set in a work surface which extends to three sides and has cupboards, drawers and spaces for both an automatic washing machine and tumble dryer below, integrated fridge/freezer, matching eye level wall cupboards, fully tiled walls, tiled flooring, double glazed window, cornice to the wall and ceiling, radiator and an internal door to the garage.

#### Reception Hall

Stairs with balustrade leading to the first floor, tiled flooring, radiator, cornice to the wall and ceiling, two wall lights and dado rail to the walls.

#### Lounge/Sitting Room

16' x 11'10 approx (4.88m x 3.61m approx)

Double glazed window to the front, recently fitted feature log burning gas fire set in a Minton style surround with recessed lighting and a matching hearth with the fire being remotely controlled, radiator, dado rail to the walls, two TV aerial points, three wall lights and cornice to the wall and ceiling.

#### Dining Kitchen

25' x 12' to 8' approx (7.62m x 3.66m to 2.44m approx)

The exclusively fitted kitchen has recently been installed and has light grey finished units and wood grain work surfaces and includes a 1½ bowl stainless steel sink with a mixer tap set in an L shaped work surface which extends to a breakfast bar at one end and has cupboards, an integrated dishwasher and drawers below, double oven with drawers below and a cupboard above, five ring hob set in an L shaped work surface with cupboards and drawers beneath, hood and tiled back plate to the cooking area, integrated upright fridge/freezer, matching eye level wall units, cornice to the wall and ceiling, double glazed window to the rear, half double glazed door with a fitted blind leading out to the rear garden, cornice to the wall and ceiling, tiled flooring and a TV point.

The dining area within this large open plan space has double opening, double glazed French doors with double glazed panels to either side leading into the sitting/garden room, cornice to the wall and ceiling, radiator, dado rail to the walls and tiled flooring.

#### Sitting/Garden Room

Double glazed, double opening French doors with matching side panels leading out to the patio at the rear, two full height double glazed windows to the rear, two Velux windows to the vaulted ceiling, radiator, tiled flooring, TV aerial point and dado rail to the walls.

#### Study

9' x 6' approx (2.74m x 1.83m approx)

Double glazed window, radiator, cornice to the wall and ceiling and a TV point.

#### First Floor Landing

The balustrade continues from the stairs onto the landing with a window on the half landing, dado rail to the walls, hot water tank enclosed in a built-in airing/storage cupboard, radiator, two wall lights and cornice to the wall and ceiling.

#### Bedroom 1

13' x 12' approx (3.96m x 3.66m approx)

Double glazed window to the front, range of built-in wardrobes with drawers to either side of the bed position and a dressing table with drawers under, dado rail to the walls, radiator, three wall lights, cornice to the wall and ceiling and an aerial point and power point for a wall mounted TV.

#### En-Suite

The en-suite to the main bedroom has been re-fitted and has a corner shower with a mains flow shower system having a rain water shower head and a hand held shower, with the shower being an Aqualisa remote controlled switch on system, shower panelling to two walls, glazed doors and protective screens, hand basin with mixer tap and cupboard under, low flush w.c. with a concealed cistern, extractor fan, opaque double glazed window, mirror and light to one wall and a feature vertical radiator.

#### Bedroom 2

12' x 12' to 10' approx (3.66m x 3.66m to 3.05m approx)

Double glazed window to the rear, range of wardrobes and drawers to either side of the bed position, dressing table with drawers and cupboards under which extend to two walls, radiator, cornice to the wall and ceiling, aerial and power point for a wall mounted TV and hatch with ladder to the loft which is part boarded and has a light.

#### Bedroom 3

8'10 x 7' approx (2.69m x 2.13m approx)

Double glazed window to the rear, radiator, cornice to the wall and ceiling and an aerial and power point for a wall mounted TV.

#### Bedroom 4

7' x 6' approx (2.13m x 1.83m approx)

Having a double glazed window to the front, range of built-in wardrobes, cornice to the wall and ceiling, radiator and an aerial point and power point for a wall mounted TV.

#### Bathroom

The bathroom is fully tiled and has a white suite and includes a panelled bath with a shower over, tiling to two walls and a protective glazed screen, pedestal wash hand basin, low flush w.c., ladder towel radiator, opaque double glazed window, light and shaver point, mirror to one wall, cornice to the wall and ceiling and an extractor fan.

#### Outside

At the front of the property there is a block paved driveway which provides off road parking for two vehicles and there is a path and pebbled area in front of the garage with a wall and railings to the front boundary, double gates lead from the road to the drive, a fencing to the left hand boundary, gate and path to the left of the house providing access to the rear, outside light and an external water supply is provided.

The rear garden has a slabbed patio with a path extending around the rear of the house, lawn with borders to the side, to the left hand side of the property there is a path and pebbled area which provides an ideal place for bin storage and leads out to the drive at the front of the house, there is also a path to the right hand side of the property which leads to the rear of the garage and to the door which comes out of the entrance hall and the garden is kept private by having fencing to the three boundaries with an outside light and external power points being provided.

#### Double Garage

15'10 x 15' approx (4.83m x 4.57m approx)

The double garage has an electric up and over door to the front, access to loft space above the garage, Worcester Bosch wall mounted boiler (fitted approx 5 years ago), a new electric consumer unit, internal door to the garage and power and lighting is provided.

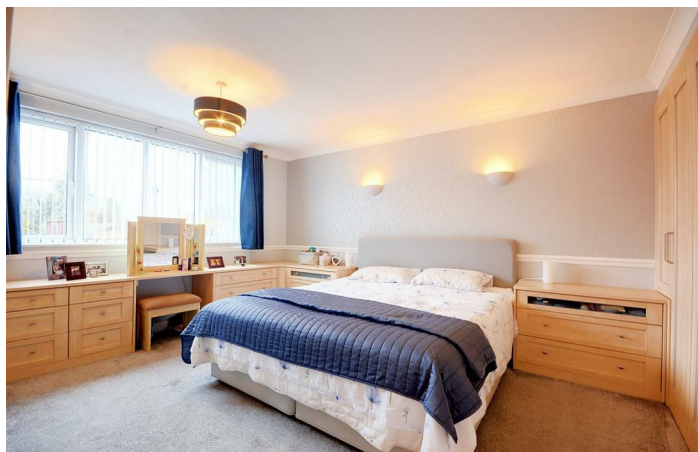
#### Directions

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 into Nottingham Road and left into Brook Road where the property can be found on the left hand side.

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#### Council Tax

Erewash Borough Council Band F





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
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) 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	

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.