Robert Ellis

look no further...

Nottingham Road,
Borrowash, Derbyshire
DE72 3FL

£389,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A STUNNING, EXTENDED DETACHED BUNGALOW WITH A GARAGE, FOUND IN THIS DESIRABLE VILLAGE LOCATION.

Robert Ellis are delighted to bring to the market this extended three bedroom detached bungalow in Borrowash which offers a stunning open-plan kitchen and lounge area, featuring bi-fold doors that seamlessly connect to the garden, perfect for indoor-outdoor living. The property also includes ample off-road parking and a detached garage, providing both convenience and extra storage space. The property is conveniently located to a range of local shops and amenities.

Being constructed of brick to the external elevations under a tiled roof, the extended accommodation benefits from gas central heating and double glazing and in brief comprises of an entrance hall which leads to the three bedrooms, shower room and sitting room which is currently being used as a bedroom and has double doors leading into the lounge/dining room and into the kitchen and there are bi-fold doors leading out to the rear garden. There is off road parking to the front, garage and enclosed, low maintenance garden to the rear.

The property is within a few minutes from the centre of Borrowash where there is a Co-op store, a Bird's bakery, a well regarded butchers and fish mongers, there are healthcare and sports facilities which includes several local golf courses, walks in the nearby open countryside and at Elvaston Castle which is only a few minutes drive away, Deans Drive park and play area is also nearby, there are excellent schools for all ages within easy reach of the property 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 main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Double glazed door to the side, loft access hatch, radiator, doors to:

Bedroom 1
13'11 x 10'9 approx (4.24m x 3.28m approx)
Double glazed window to the front, TV point and a radiator.

Bedroom 2
13'11 x 8'5 approx (4.24m x 2.57m approx)
Double glazed window to the front and a radiator.

Bedroom 3
7'9 x 7' approx (2.36m x 2.13m approx)
Double glazed window to the side and a radiator.

Shower Room
Double glazed window to the side, fully tiled walls, low flush w.c. with electrically controlled integrated bidet, shower with rainwater shower head, vanity wash hand basin and chrome heated towel rail.

Kitchen Area
11'1 x 9'10 approx (3.38m x 3.00m approx)
Double glazed window to the side, wall and base units with work surfaces over, inset sink and drainer, space for a tumble dryer and washing machine, double oven with four ring induction hob and overhead extractor, integrated fridge freezer, integrated dishwasher and microwave, pantry cupboard and underfloor heating.

Sitting Room/Bedroom
18' x 10'10 approx (5.49m x 3.30m approx)
This room is currently being used as a bedroom and has a radiator, TV point, built-in storage and doors leading to:

Lounge/Dining Room
21'3 x 14'2 approx (6.48m x 4.32m approx)
Bi-fold doors to the rear garden, two electric Velux windows, TV point, double glazed door to the side and underfloor heating.

Outside
Block paved driveway to the front with double gates leading to the garage. Walled garden having shrubs to the borders.

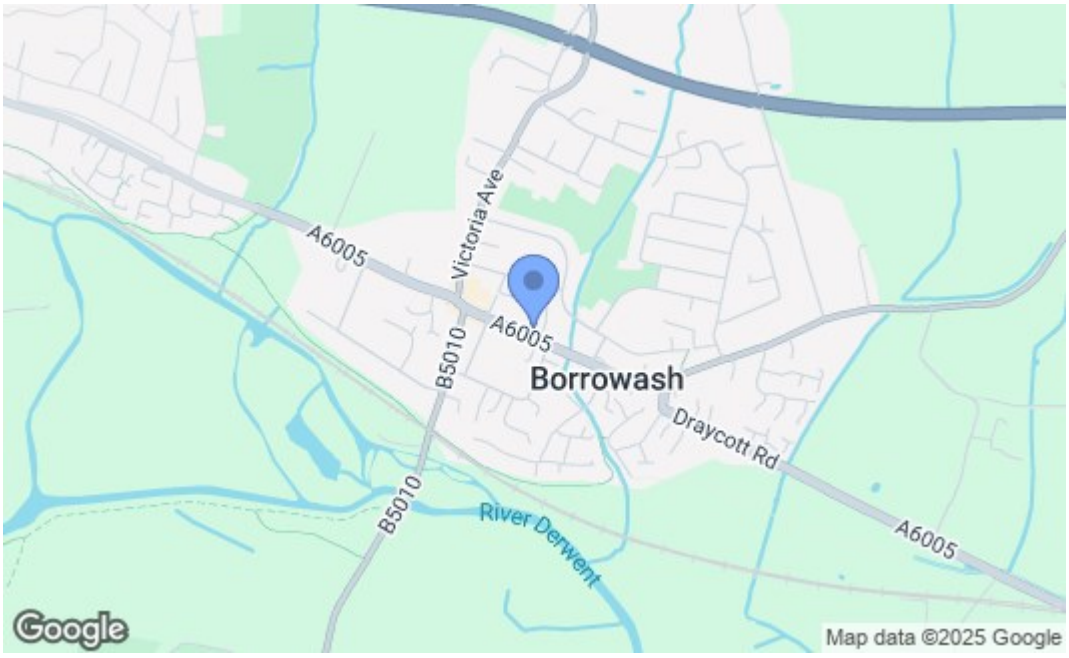
Enclosed rear garden having patio and gravelled areas with shrubs and bushes and a greenhouse. Panelled fencing to the boundaries.

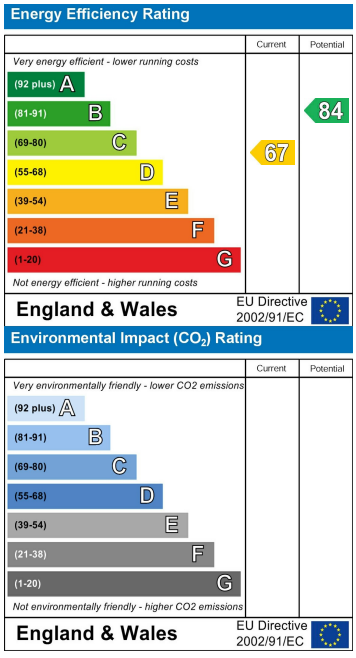
Garage
Single brick built garage with up and over door with two built in sheds.

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 and the property can be found as identified by our for sale board.
8038AMCO

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 5mbps, Superfast 80mbps, Ultrafast 1000mbps
Phone Signal – EE, 02, Three
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





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818