Robert Ellis

look no further...

Central Avenue,
Borrowash, Derbyshire
DE72 3JZ

£275,000 Freehold

A TWO/THREE BEDROOM DETACHED CHALET STYLE PROPERTY SITUATED ON A GOOD SIZE PLOT.

Being located towards the heart of Borrowash on this very popular road within the village, this gable fronted detached property offers flexible living accommodation over two floors. The property is positioned close to the village centre with gardens to the front and rear and a driveway providing off the road vehicle hard standing, Coming to the market with the benefit of no upward chain and ready for immediate occupation. Borrowash offers a number of local amenities and facilities along with many more being found a short drive away, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a spacious reception hallway, cloaks/w.c., dining kitchen, bedroom/reception and to the first floor there are two further bedrooms and a re-fitted four piece suite shower room. With a wider than average driveway to the side providing off the road parking for several vehicles, gardens to the front and rear and free standing garage.

Borrowash is a very popular village between Nottingham and Derby and in the centre has a Co-op store, a local butchers, fishmongers and a Birds bakery as well as restaurants, there are excellent local schools for all ages if required, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside including at Elvaston Castle and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and as previously mentioned there is the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hallway
Glazed door and window to the side, stairs to the first floor, wall mounted radiator, panelled doors to;

Cloaks/w.c.
Low flush w.c., vanity wash hand basin, UVPC double glazed window to the side, wall mounted radiator and ceiling light point.

Bedroom/Reception
10'4 x 10'3 approx (3.15m x 3.12m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, storage cupboard with built-in shelves and archway leading through to:

Dining Room
10'1 x 9'5 approx (3.07m x 2.87m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, coving to the ceiling, wall light points, internal glazed French door to:

Living Room
20'8 x 9'5 approx (6.30m x 2.87m approx)
UPVC double glazed patio door to the rear, wall light points, ceiling light point, coving to the ceiling, feature decorative fireplace incorporating wooden mantle with stone hearth, wall mounted double radiator, shelving, internal glazed door to entrance hall.

Kitchen
10'8 x 10'2 approx (3.25m x 3.10m approx)
With a range of matching wall and base units incorporating laminate work surface over, 1½ bowl stainless steel sink with swan neck mixer tap, re-fitted Glow Worm gas central heating combination boiler, UPVC double glazed windows to the side and rear, UPVC double glazed French doors to the enclosed rear garden, built-in Indesit oven with four ring ceramic hob over, tiled splashbacks, tiling to the floor, breakfast bar providing additional sitting space, wall mounted radiator, serving hatch through to living room.

First Floor Landing
Loft access hatch, ceiling light point and panelled doors to:

Bedroom 1
16'6 x 11'10 approx (5.03m x 3.61m approx)
UPVC double glazed window to the front, ceiling light point, built-in wardrobes providing ample additional storage space, wall mounted radiator.

Bedroom 2
11'11 x 10'7 approx (3.63m x 3.23m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in wardrobe providing additional storage space with access into eaves.

Shower Room
6'5 x 6' approx (1.96m x 1.83m approx)
Four piece suite comprising walk-in shower enclosure, low flush w.c., pedestal wash hand basin and bidet, UPVC double glazed window to the side, tiled splashbacks and ceiling light point.

Outside
To the front of the property there is a driveway providing off the road vehicle hard standing, low maintenance paved garden with shrubs and trees planted to the borders. To the rear there is an enclosed private low maintenance garden with raised flower bed, paved patio areas, fencing to the boundaries and large free standing garage providing ideal additional storage.

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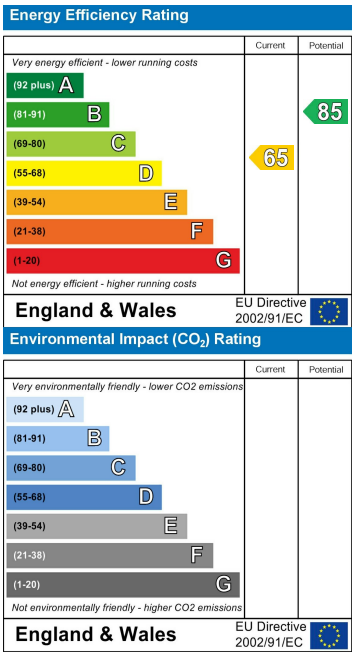

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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