Robert Ellis

look no further...

Derby Road,
Borrowash, Derbyshire
DE72 3HA

£265,000 Freehold

0115 946 1818

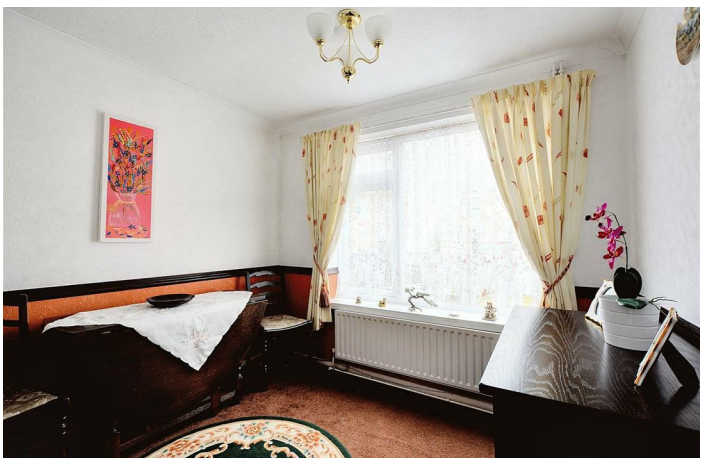
/robertellisestateagent @robertellisea

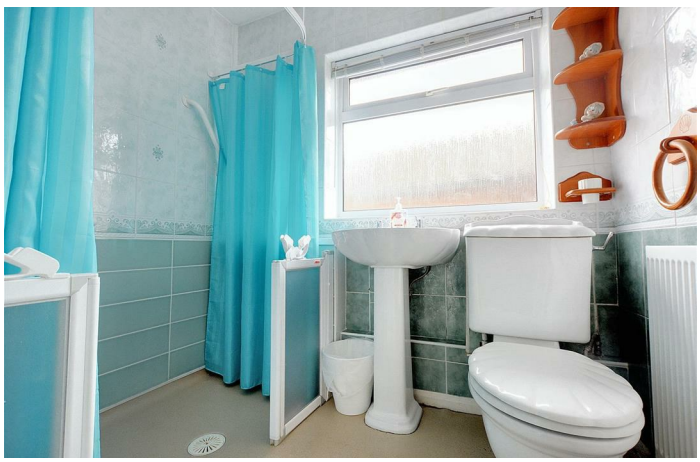
A THREE BEDROOM DETACHED BUNGALOW FOUND IN THIS SOUGHT AFTER VILLAGE, IN NEED OF SOME INTERNAL UPGRADING.

A great chance has arisen to purchase this detached bungalow located on Derby Road in Borrowash. The property is ideally situated within close proximity to the local Doctors, shops and amenities. The property does require some upgrading internally, but allows the next owner to firmly mark their own stamp on the property.

The property offers three bedrooms which allows flexibility if you are looking to have a second reception room in addition to the lounge that stretches in excess of 21ft. There is ample off road parking which leads to a brick built single garage. There is also a low maintenance rear garden in addition to the front. There is the huge bonus of a large attic which runs the length of the bungalow, over 36ft, and also boasts a window to the rear. The property offers gas central heating and is double glazed and arrives to the market with NO UPWARD CHAIN.

The property is a few minutes walk from the centre of Borrowash where there is a Co-op store, a Bird's bakery, Pharmacy and 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, radiator, loft access with dropdown ladder, large storage cupboard housing the boiler.

Lounge
21'5 x 11' max (6.53m x 3.35m max)
Double glazed windows to the side and rear, fire with brick surround and two radiators.

Kitchen
15'5 x 18'11 approx (4.70m x 5.77m approx)
Double glazed windows to the rear and side, stainless steel sink and drainer, four ring induction hob, overhead extractor, electric double oven, roll top work surfaces, radiator, space for fridge/freezer and plumbing for washing machine.

Bedroom 1
11'1 x 13'9 approx (3.38m x 4.19m approx)
Double glazed window to the front and two radiators.

Bedroom 2
11'1 x 6'6 approx (3.38m x 1.98m approx)
Double glazed window to the side and a radiator.

Bedroom 3
8'11 x 9' approx (2.72m x 2.74m approx)
Double glazed window to the front, radiator

Shower Room
Double glazed window to the side, wash hand basin, low level WC, fully tiled walls, radiator, walk-in shower with wall mounted shower.

Loft
36'11 x 7'10 approx (11.25m x 2.39m approx)
Double glazed window to the rear, storage within the eaves, light and power.

Garage
Up and over door, power and lighting.

Outside
Low maintenance rear garden with patio. Side driveway leading to the brick built garage. To the front there is off road parking accessed via gates, low maintenance garden with shrubs and borders.

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 onto Derby Road and the property can be identified by our for sale board.
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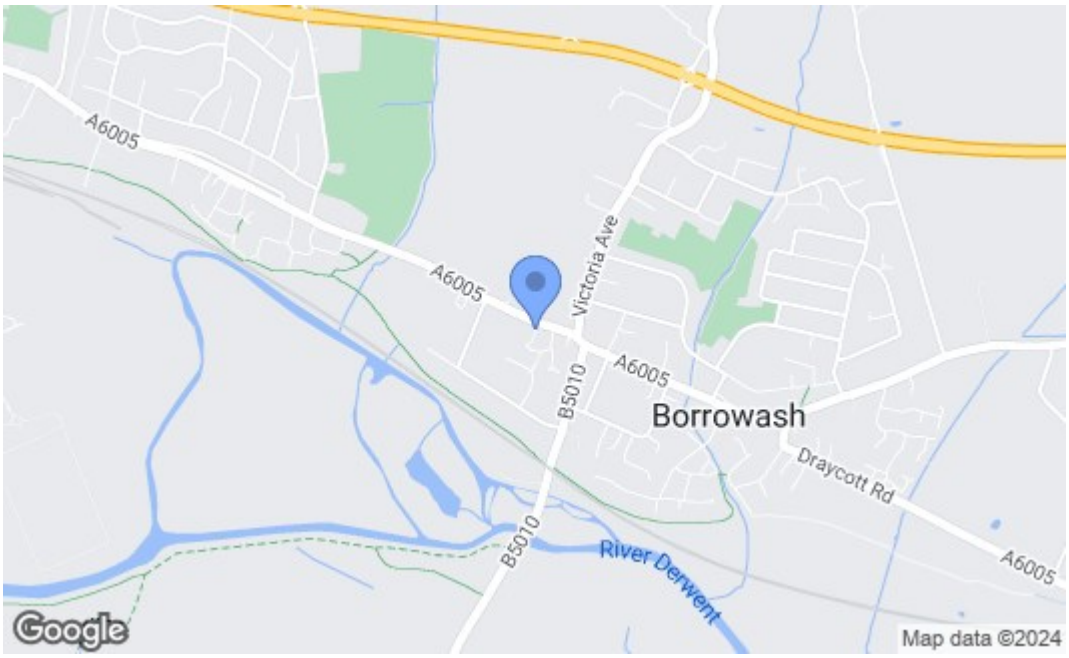
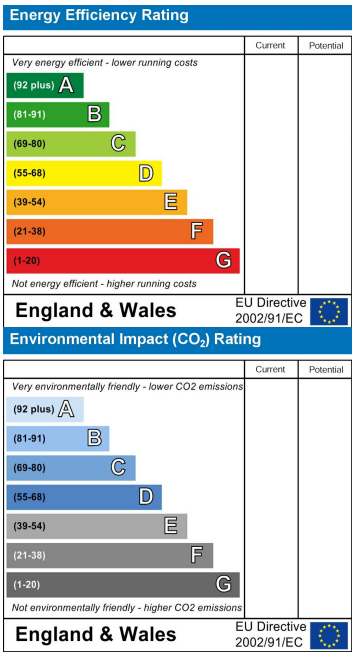
Council Tax
Erewash Borough Council Band C





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