



Windsor Close,  
Borrowash, Derbyshire  
DE72 3JS

**£349,950 Freehold**



A THREE BEDROOM LINK DETACHED FAMILY HOME SITUATED WITHIN A QUIET AND PRIVATE CUL-DE-SAC, WITH AMPLE OFF STREET PARKING AND LARGE REAR GARDEN.

Robert Ellis are delighted to market this well presented, three bedroom link detached home. The property is constructed of brick and benefits from gas central heating and double glazing throughout and would ideally suit a range of buyers, including a growing family looking for a village location with good schools.

The property briefly comprises of an entrance hallway, ground floor w.c., lounge with log burner, dining room, conservatory and kitchen with built-in understairs storage cupboard. To the first floor the landing leads to a three piece family bathroom suite and three generous bedrooms, with two benefiting from fitted wardrobes. Outside the property boasts ample off street parking with access from the side into the garden. To the rear there is a large, private and enclosed garden with patio, garden pond, summerhouse, greenhouse and storage shed.

Located in the quiet village of Borrowash, close to a wide range of local schools, shops and parks, there are fantastic transport links available including easy access to the A52 to both Nottingham and Derby, the M1 and A50. An internal viewing is highly recommended to appreciate the property and location on offer.



### Entrance Hall

UPVC double glazed front door, laminate flooring, radiator, stairs to the first floor and spotlights.

### Ground Floor w.c.

5'5 x 2'4 approx (1.65m x 0.71m approx)

UPVC double glazed window to the side, laminate flooring, low flush w.c., pedestal wash hand basin, radiator and spotlights.

### Lounge

16'8 x 14'8 approx (5.08m x 4.47m approx)

UPVC double glazed window to the front, log burner, carpeted flooring, radiator and ceiling light.

### Dining Room

9'6 x 8'7 approx (2.90m x 2.62m approx)

UPVC double glazed French doors to the conservatory, laminate flooring, radiator and ceiling light.

### Conservatory

12'9 x 13'3 approx (3.89m x 4.04m approx)

UPVC double glazed French doors to the rear and laminate flooring.

### Kitchen

12' x 10'4 approx (3.66m x 3.15m approx)

UPVC double glazed window and door to the rear, tiled flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, space for a cooker, overhead extractor fan, spaces for a washing machine, dishwasher and fridge freezer, built-in understairs storage cupboard and spotlights.

### First Floor Landing

UPVC double glazed window to the front, carpeted flooring, built-in storage cupboard and spotlights.

### Bedroom 1

10'3 x 13'4 approx (3.12m x 4.06m approx)

UPVC double glazed window to the front, fitted wardrobes, laminate flooring, single enclosed shower cubicle, radiator and spotlights.

### Bedroom 2

12'8 x 7'8 approx (3.86m x 2.34m approx)

UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

### Bedroom 3

8'9 x 6'5 approx (2.67m x 1.96m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

### Bathroom

8'9 x 5'5 approx (2.67m x 1.65m approx)

Obscure UPVC double glazed window to the rear, laminate flooring, radiator, low flush w.c., top mounted sink having a wall mounted illuminated mirror over with electric shaver point, bath with shower over and spotlights.

### Outside

The property has ample off street parking for several vehicles and to the rear there is a large, enclosed garden with lawn, greenhouse, storage shed, summerhouse, garden pond and patio area.

### Garage

With an electric roller shutter door to the front, personal door to the rear, power and lighting, gas and electricity meters.

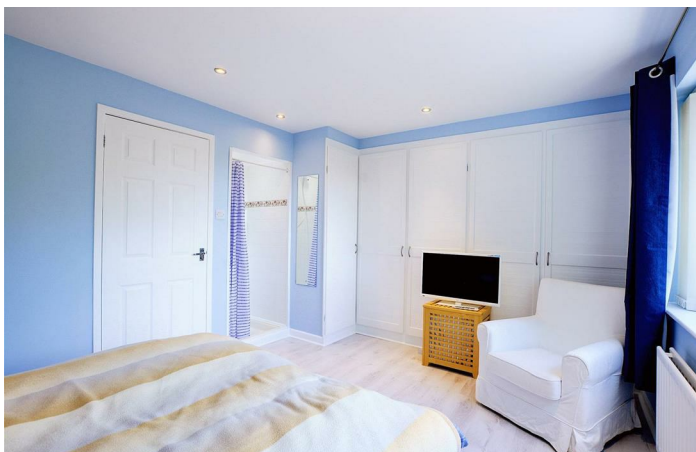
### Directions

Proceed out of Long Eaton along Derby Road continuing through Breaston and Draycott along Draycott Road, at the 'T' junction turn right into Nottingham Road, left into Priorway Avenue and left again into Windsor Close.

7624AMRS

### Council Tax

Erewash Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(55-68) D			
(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.