



Derby Road,  
Borrowash, Derbyshire  
DE72 3HA

**O/I/R £275,000 Freehold**



A FANTASTIC, SPACIOUS AND COMPLETELY REDECORATED THREE-BEDROOM DETACHED FAMILY HOME IN THE HEART OF THE VILLAGE OF BORROWWASH IN WALKING DISTANCE OF SHOPS AND AMENITIES WITH A LARGE DRIVEWAY, KITCHEN DINER AND BEING SOLD WITH NO UPWARD CHAIN!

Being located on Derby Road which is a quiet cul-de-sac close to the heart of Borrowwash, this detached home is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation and privacy of the garden at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is include in the property for themselves. The property has been fully redecorated throughout, new flooring downstairs and benefits from having a new combi boiler which is still under warranty. Also having new UPVC double glazed windows and doors and composite grey cladding to the front of the property, adding to its curb appeal! The property is ideal for those looking for a home which is ready to move straight into. Borrowwash is a popular village location situated between Derby and Nottingham and with easy access to the A52 it is very popular and convenient place to live.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of having double glazing , new gas central heating and lovely oak internal doors. Being entered through the new composite front door, the accommodation includes a reception hall with new flooring, a w.c./cloaks, extended lounge to the front with an exposed brick feature fireplace, an open plan kitchen diner with sliding patio doors leading out to the rear garden, with contemporary kitchen with wall, drawer and base units. To the first floor the landing leads to the three good size bedrooms and the bathroom which has a white suite with a shower over the bath. Outside there is an easily managed area at the front with a large driveway offering ample car standing for a caravan or motor home, a wide path to the right hand side and at the rear, patio/seating areas there is a lawn with borders and the garden is kept private by having fencing to the three boundaries.

Borrowwash is a popular village location which has a large Co-op convenience store, a Bird's bakery, quality butchers, fishmongers and two restaurants, while Ockbrook is only a short drive away where there are a variety of village pubs, there are excellent schools for all ages within easy reach, healthcare and sports facilities which include several local golf courses. Elvaston Castle is only a few minutes drive away which provides a lovely area to walk as does the open surrounding countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



Composite side entrance door with obscure light panel within leading to:

#### Inner Hallway

Radiator, understairs storage cupboard housing the electric consumer unit, cloaks cupboard with oak door, wood effect vinyl flooring and stairs to the first floor and oak doors.

#### Cloaks/w.c.

Obscure timber framed single glazed window to the side, white two piece suite comprising of a low flush w.c., sink with vanity cupboard under, tiled splashback, wood effect vinyl flooring.

#### Living Room

18'8" max x 9'10" approx (5.7m max x 3m approx)  
UPVC double glazed windows to the front and side, feature brick wall, decorative open chimney recess with slate hearth and recessed timber mantle.

#### Kitchen Diner

17'0" x 9'6" approx (5.19m x 2.9m approx)  
Then open-plan kitchen diner has two UPVC double glazed windows overlooking the rear garden, UPVC double glazed sliding patio doors to the side, newly laid vinyl flooring, double wall mounted radiator, two ceiling lights. The room has been redecorated, with a feature wall in "Farrow and Ball Green Smoke", to match the contemporary green kitchen units.

This contemporary kitchen features newly sprayed in "Farrow and Ball Green Smoke" wall, drawer, and base units arranged along two walls, each complemented by sleek stainless steel handles for a modern finish. The work surfaces are fitted with a speckled white and black effect rolled-edge worktop, beautifully matched by coordinating splash-back tiles that create a seamless and stylish look. An inset stainless steel sink with a swan neck mixer tap sits beneath the worktop, providing both practicality and elegance. The kitchen also includes a built-in stainless steel oven, electric four-ring hob, and a matching stainless steel extractor hood with integrated lighting. There is space and plumbing for both a washing machine and dishwasher, along with a designated space for a standing fridge-freezer, ensuring the room is fully equipped for modern living.

Bright, fresh, and contemporary, this kitchen offers a perfect blend of functionality and sleek design.

#### First Floor Landing

Loft access hatch and oak doors to:

#### Bedroom 1

12'1" x 11'9" approx (3.7m x 3.6m approx)  
UPVC double glazed window to the front, radiator, storage cupboard with hanging and shelving.

#### Bedroom 2

9'11" x 10'1" approx (3.04m x 3.09m approx)  
UPVC double glazed window to the rear, radiator, storage cupboard housing the wall mounted Mains gas central heating boiler.

#### Bedroom 3

8'7" x 6'6" approx (2.62m x 1.99m approx)  
UPVC double glazed window to the front, radiator.

#### Bathroom

6'5" x 5'5" approx (1.97m x 1.67m approx)  
Obscure UPVC double glazed window to the rear, three piece white suite comprising of a shower bath with mains fed shower over having a rainwater head, chrome mixer tap and shower screen, tiled splashback, pedestal wash hand basin with chrome mixer tap, low flush w.c., chrome heated towel rail.

#### Outside

To the front of the property there is a pebbled area providing off road parking, pebbled driveway providing off road parking for approx. five vehicles or caravan/motor home, storage shed and access to the rear.

To the rear there is a lawned garden, pebbled seating area, mature borders with fence and hedge borders and a slabbed path.

#### 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 C

#### Agents Notes

There are AI photos on this property.

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 48mbps Ultrafast 180mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



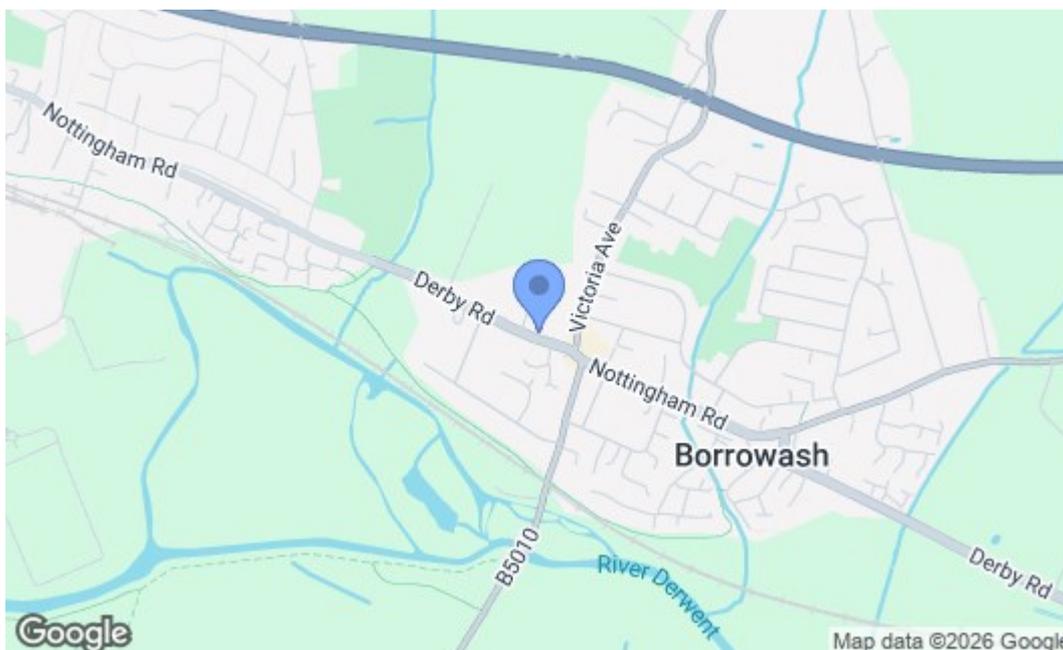
GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the foregoing information, the measurements, dimensions, areas, volume and any other data are approximate and no responsibility is taken for any error, omission or inaccuracy. The plan is for guidance purposes only and should be used as a guide only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their condition or performance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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