Robert Ellis

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Elm Street,
Borrowash, Derbyshire
DE72 3HP

£190,000 Freehold

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A WELL PRESENTED SPACIOUS TWO BEDROOM CHARACTER PROPERTY WITH OFF ROAD PARKING AND CENTRALLY LOCATED IN BORROWASH.

Robert Ellis are delighted to market this lovely property that will appeal to a variety of buyers including first time buyers and down sizers. The entrance door opens in to the hallway which provides access to the two receptions and stairs rising to the first floor. The two receptions are both generous in size and provide adequate space for modern living. The dining room has a storage cupboard under the stairs as well original storage into the chimney recess. The kitchen is modern fitted and has a door leading to the rear garden. The first floor landing provides access to the two bedrooms, the master bedroom is generous in size and the bathroom has a modern fitted three piece suite and is accessed via bedroom two. There is a lawned area and a driveway to the front which provides off road parking for one vehicle. To the rear garden benefits from being south facing and having a brick built outbuildings with three separate sections.

Borrowash village has a number of local shops including a Co-op store, a quality butchers, a fishmongers and a Bird's bakery, there are healthcare and sports facilities which include several local golf courses, walks in Elvaston castle and the surrounding picturesque countryside, if required there are local schools for all ages within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide easy access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
Composite entrance door with obscure decorative light panel within, coving, radiator, wood effect vinyl flooring, door to the living room and dining room, stairs to the first floor.

Living Room
11'4" x 14'11" approx (3.47m x 4.55m approx)
UPVC double glazed window to the front, coving, wood effect laminate flooring, radiator, feature fireplace with decorative tiled insert and tiled hearth, cupboard into the chimney recess.

Dining Room
11'10" x 14'11" approx (3.62m x 4.57m approx)
UPVC double glazed window to the rear, coving, wood effect laminate flooring, radiator, understairs storage cupboard having power, original cupboard into the chimney recess with shelves and housing the consumer unit, original fireplace with decorative tiled insert and hearth, step down into:

Kitchen
11'5" x 6'11" approx (3.49m x 2.13m approx)
UPVC double glazed window to the side, UPVC panel and double glazed door to the rear, Shaker style wall, base and drawer units with wood effect laminate work surface over, tiled splashback, ceramic sink and drainer with chrome mixer tap, integrated single electric oven, four ring gas burner, plumbing and space for a washing machine, integrated under-counter fridge, radiator, grey wood effect laminate flooring and wall mounted extractor fan.

First Floor Landing
Access hatch with pull down ladder to the loft and access to:

Bedroom 1
14'10" x 15'0" approx (4.54m x 4.59m approx)
UPVC double glazed window to the front, radiator, original cast iron fireplace.

Bedroom 2
15'1" x 12'0" approx (4.62m x 3.68m approx)
UPVC double glazed window to the rear, radiator, cast iron fireplace, storage cupboard and access to:

Bathroom
11'5" x 6'11" approx (3.48m x 2.13m approx)
Obscure UPVC double glazed window to the side, three piece white suite comprising of a low flush w.c., pedestal wash hand basin, bath with electric shower over and glass shower screen, tiled splashback, exposed wooden floorboards, radiator.

Outside
To the front of the property there is off road parking for approx. one vehicle, there is well established borders, lawned garden and path leading to the front door.

To the rear there is a south facing courtyard garden designed for ease of maintenance, pebbled and concrete areas, wooden fence to the boundary and shared access for bins. A brick outbuilding having three separate sections, two used for storage and one for a w.c. (not currently working).

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, right into Barrons Way and left into Balmoral Road. This road then continues onto Kimberley Road and Elm Street can be found as a turning on the left.
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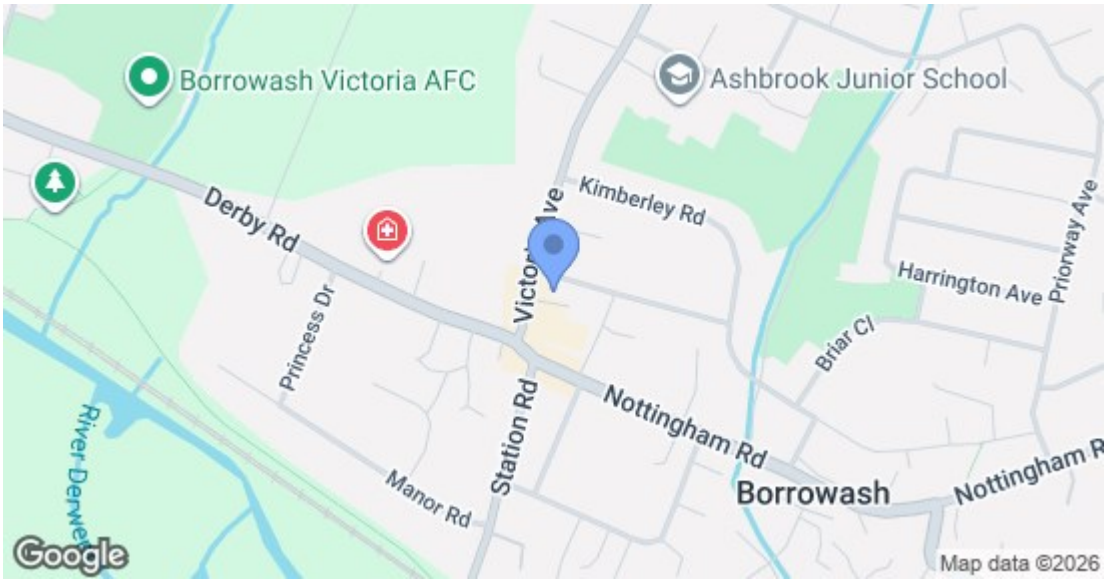
Council Tax
Erewash Borough Council Band A

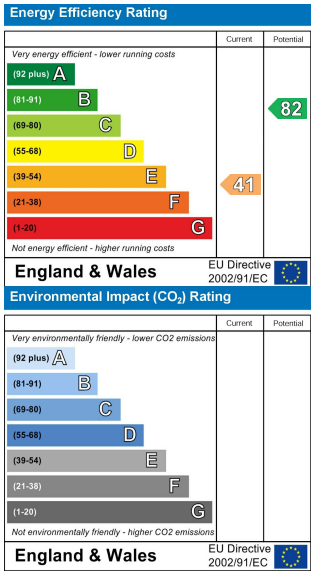
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – Yes
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.

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