



Manor Road,  
Borrowash, Derbyshire  
DE72 3LL

**£299,950 Freehold**



A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH A FABULOUS SOUTH FACING REAR GARDEN AND BEING FOUND IN THIS SOUGHT AFTER VILLAGE LOCATION.

Robert Ellis are pleased to bring to the market a deceptively spacious three bedroom semi detached home situated in this most desirable part of Borrowwash, with great access to the A52 and M1 road networks as well as all that Borrowwash has to offer. The property has been tastefully decorated throughout and the garden is a fantastic asset to the property with a brick built office, decorative render to the rear boundary and access to the canal through a gate at the rear, ideal for dog walking. Within the last year the property has had a complete overhaul with a modern fitted kitchen and bathroom and full decoration throughout and we believe this property will have a high level of interest and an early bird viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a pitched tiled roof and benefits from gas central heating and double glazing. In brief the accommodation comprises of an entrance hall that provides access to the ground floor w.c., lounge and dining kitchen with French doors to the rear garden. To the first floor there are three bedrooms and a modern fitted bathroom.

Borrowwash village is extremely popular and has a Co-op convenience store, Bird's bakery, a butchers, fishmongers and other shops, there are local schools within easy reach, healthcare and sports facilities, walks in the surrounding picturesque countryside including Elvaston Castle, there are a number of well known local pubs at nearby Ockbrook which again is only a few minutes drive away and the excellent transport links include J25 of the M1, East Midlands Airport, stations at East Midlands Parkway, Derby and Long Eaton and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Hallway

Comprising of a double glazed window to the front, composite front entrance door, inset spotlights and laminate flooring, radiator, stairs to the first floor and doors to:

### Cloaks/w.c.

Obscure double glazed window to the side, low flush w.c., wall mounted wash hand basin, laminate flooring and chrome heated towel radiator.

### Lounge

13'8 into bay x 11'9 approx (4.17m into bay x 3.58m approx)

Double glazed bay window to the front, wood effect laminate floor, radiator, coving to the ceiling, ceiling rose and feature log burning stove.

### Kitchen Diner

18'2 x 12'6 approx (5.54m x 3.81m approx)

Being recently re-fitted, this modern kitchen comprises of wall, base and drawer units with work surface over, integral dishwasher, washing machine and fridge freezer, induction hob with extractor hood over, microwave/combi oven, single oven and double glazed window to the side. Composite sink and drainer and spotlights to the ceiling.

### First Floor Landing

#### Bedroom 1

12'2 x 11'4 approx (3.71m x 3.45m approx)

Double glazed window to the rear and a radiator.

#### Bedroom 2

11'7 x 11'9 approx (3.53m x 3.58m approx)

Double glazed window to the front and a radiator.

#### Bedroom 3

5'9 x 5'8 approx (1.75m x 1.73m approx)

Double glazed window to the front and a radiator.

### Bathroom

8'9 x 6'3 approx (2.67m x 1.91m approx)

The family bathroom has been tastefully decorated with a panelled bath having a mixer tap over and a rainwater shower, low flush w.c., vanity wash hand basin, chrome

heated towel radiator, tiled floor and part tiled walls with an inset shelf with a chrome trim, obscure double glazed window to the rear, inset spotlights and extractor fan.

### Outside

The property has ample off road parking for 2/3 cars and provides access to the front door. Side gate leading to the rear which has been landscaped having a patio area, access to an outside storage cupboard housing the boiler, raised sleeper beds and steps to a garden path which leads further up the garden. Lawned garden with planted borders with steps to a second lawned area with planted sleeper beds and decorative stone path leading to the office. Patio area and a gate leading to the canal which is great for countryside walks.

### Office

14'5 x 8'1 approx (4.39m x 2.46m approx)

Laminate flooring, inset spotlights and two double glazed windows and a UPVC door to the side.

### Directions

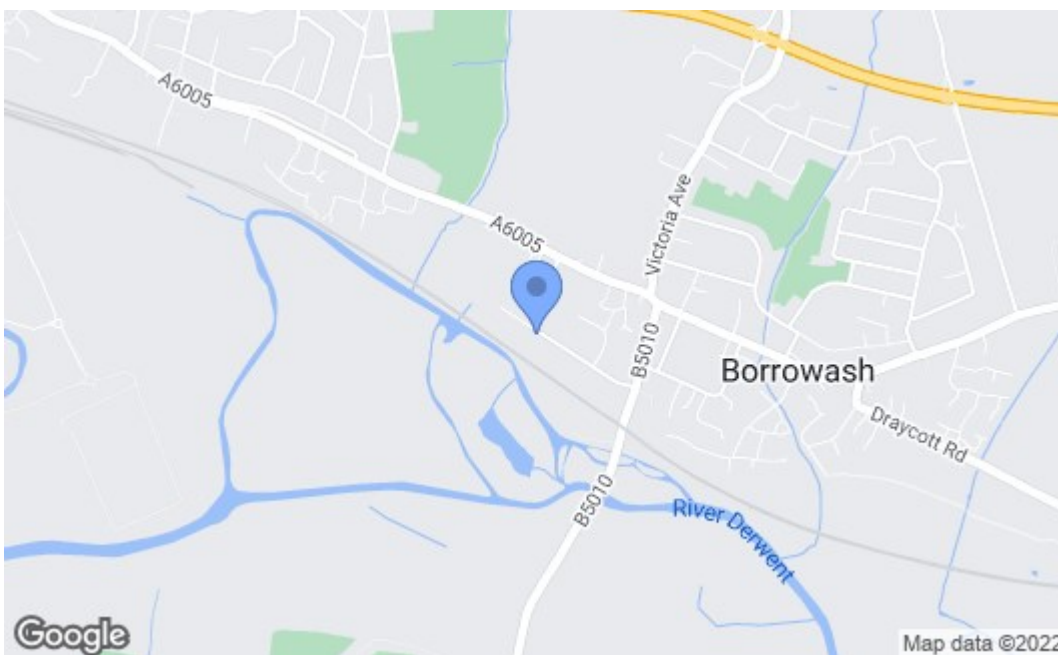
Proceed out of Long Eaton along Derby Road and continue through the villages of Breaston and Draycott and into Borrowash. Continuing along Derby Road take the left hand turning onto Princess Drive and left onto Manor Road.

7054AML

### Council Tax

Band B - £1,534





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		39	
(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.