



Shacklecross Close,  
Borrowash, Derbyshire  
DE72 3GX

**£260,000 Freehold**



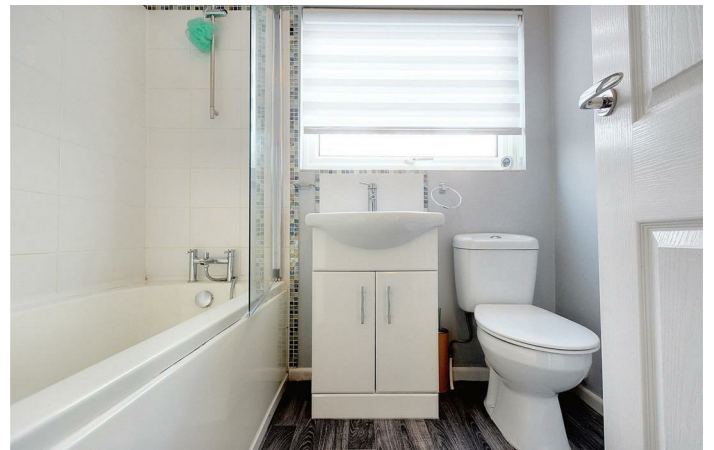
A THREE BEDROOM CHALET STYLE DETACHED FAMILY HOME FOUND IN THIS DESIRABLE VILLAGE LOCATION.

Situated at the head of a small cul de sac in this popular and sought after Derbyshire village. Borrowwash has a great community feel and a useful shopping precinct which includes a Co-Op and many independent retailers and services. For those who enjoy the outdoors, the countryside is on the doorstep, including Elvaston Castle and Country Park. The area enjoys a regular bus service linking the larger cities of Derby and Nottingham, and the A52 is also a short drive away which gives great access to both of these cities, as well as the M1 motorway for further afield.

The property comes to the market in a ready to move into condition with NO UPWARD CHAIN and benefits from gas fired central heating serviced from a combination boiler and double glazed windows.

The accommodation comprises an entrance hall, generous lounge/diner, as well as a modern re-fitted kitchen/diner. There is a useful cloaks/WC. Rising to the first floor the landing provides access to three well proportioned bedrooms and family bathroom. A driveway provides off-street parking leading to a brick built single garage. The rear garden is enclosed for privacy.

A versatile family house, also ideal for professional couples. Internal viewing is recommended.



### Entrance Hall

Double glazed front entrance door, radiator, stairs to the first floor with understairs store cupboard, and doors to:

### Cloaks/w.c.

Incorporating a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

### Lounge/Diner

20' x 13'8 approx (6.10m x 4.17m approx)

Flame effect gas fire. Two radiator, double glazed windows to the front.

### Kitchen Diner

14'2 x 12'4 to 8'10 (4.32m x 3.76m to 2.69m)

Incorporating a modern fitted range of wall, base and drawer units with rolled edge work surfacing and inset single bowl sink unit with single drainer. Range-style cooker with extractor hood over. Contemporary flat panel wall mounted radiator. Walk-in pantry and recess with cupboard housing gas combination boiler (for central heating and hot water). Double glazed window and French doors opening to the rear garden.

### First Floor Landing

Doors to bedrooms and bathroom.

### Bedroom 1

13'4 to wardrobes x 8'11 (4.06m to wardrobes x 2.72m)

Built-in surprisingly deep wardrobes, radiator, double glazed window to the rear.

### Bedroom 2

13'2 x 8'6 approx (4.01m x 2.59m approx)

Radiator, double glazed window to the front.

### Bedroom 3

8'10 x 7'8 approx (2.69m x 2.34m approx)

Radiator, double glazed window to the front.

### Bathroom

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC and bath with mixer shower attachment over. Tile splashbacks, heated towel rail, double glazed window.

### Outside

The property is set back from the road with an enclosed front garden laid to lawn. Gated driveway providing off-street parking leading to detached brick built single garage. The rear garden is of a generous size and enclosed mainly to lawn with patio area to the rear elevation. Shrub beds and a further patio seating area behind the garage laid to paving (great for Summer barbeques).

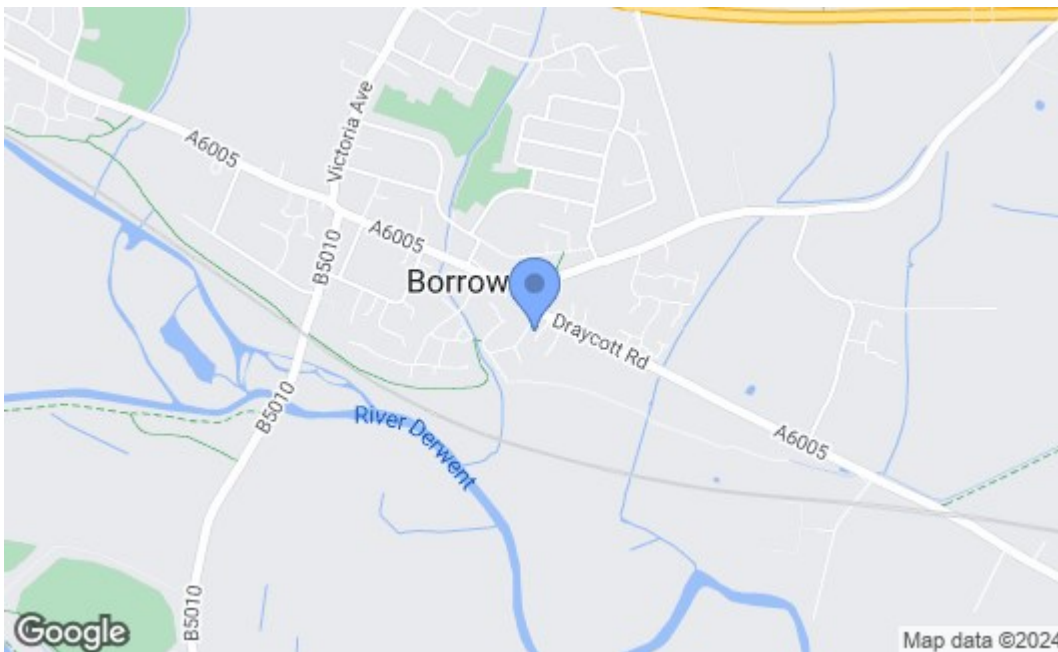
### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue directly over and through the villages of Breaston and Draycott and into Borrowash and Shacklecross Close can be found as a turning on the left prior to the bend.

### 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	80
<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.