



Ashbrook Avenue,  
Borrowash, Derbyshire  
DE72 3JE

**£250,000 Freehold**





THIS IS COMPLETELY MODERNISED PROPERTY WHICH HAS A STUNNING DINING KITCHEN, THREE BEDROOMS N ON A LARGE CORNER PLOT!

Robert Ellis are pleased to be instructed to market this three bedroom semi detached home which since being originally constructed has had a full modernisation. For the size and layout of the accommodation and the Southerly facing garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. Borrowwash is a most sought after village which has a number of local amenities and facilities, there are walks in the nearby open countryside and at Elvaston Castle and excellent transport links help to make it a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the enlarged accommodation derives all the benefits from having gas central heating and double glazing. The accommodation includes a reception hall, dual-aspect lounge, the Open-plan fitted and equipped dining kitchen which has a door leading out to the brick store/utility area. The rear garden is enclosed with lawn and patio areas and is fully enclosed and has a pergola. To the first floor the landing leads to three bedrooms and the large bathroom which has a mains flow shower system. Outside there is a large garden and drive with hedging to the boundaries for privacy to the front and at the rear a private garden which provides a lovely place to sit and enjoy outside living.

Borrowwash offers a number of local amenities and facilities including a Co-op store, a well known butchers and fish mongers, with further shopping facilities being found in Spondon where there is an Asda, Pride Park and in Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and at Elvaston Castle which is only a few minutes drive away 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 Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

5'10" x 6'10" approx (1.8m x 2.1m approx)

Composite door to the front, ceiling light, radiator, tiled floor, stairs to the first floor, door to:

### Kitchen Diner

17'8" x 9'10" approx (5.4m x 3m approx)

Double glazed windows to the front and side, UPVC door to the outhouse with obscure glazed panel, cream gloss floor tiles, LED ceiling spotlights, tall modern radiator, larger understairs storage cupboard, cream gloss wall, drawer and base units to two walls with a breakfast bar, inset 1½ bowl sink and drainer with swan neck mixer tap, four ring gas hob with extractor above, oven and space for a washing machine and dishwasher.

### Lounge

13'5" x 17'8" approx (4.1m x 5.4 approx)

Double glazed window to the front and double glazed French door to the rear, ceiling light, TV point, radiator and a large tall cream modern radiator.

### Boot Room/Utility

12'11" x 4'11" approx (3.95m x 1.5m approx)

Composite door to the front, double glazed window to the rear, tiled floor, wall lights, doors into two large brick stores.

### First Floor Landing

8'10" x 5'6" approx (2.7m x 1.7m approx)

Double glazed window to the rear, carpeted flooring, ceiling light, loft access hatch and large built-in cupboard.

### Bedroom 1

13'9" x 9'10" approx (4.2m x 3m approx)

Two double glazed windows to the front, carpeted flooring, radiator, ceiling light, coving, built-in large cupboard.

### Bedroom 2

11'1" x 10'2" approx (3.4m x 3.1m approx)

Double glazed windows to the front and side, carpeted flooring, radiator, ceiling light and built-in storage cupboard.

### Bedroom 3

10'9" x 6'10" approx (3.3m x 2.1m approx)

Double glazed window to the rear, laminate flooring, ceiling light, radiator and built-in cupboard.

### Bathroom

6'10" x 5'6" approx (2.1m x 1.7m approx)

Double glazed window to the rear, ceiling light, tiled floor, pedestal wash hand basin, low flush w.c. panelled bath with waterfall tap with a rainwater shower head and hand held shower, tiled walls, chrome towel radiator.

### Outside

The property is situated on a large corner plot with hedges to the boundaries at the front for privacy, there is a drive for at least four vehicles with an area laid to lawn.

To the rear there is a large patio area for al-fresco dining, it is fully enclosed by fencing and there is a pergola long with a lawned area.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston and Draycott. At the T junction turn right onto Nottingham Road and left into Priorway Avenue. Turn left again onto Harrington Avenue, follow the road around which then becomes Ashbrook Avenue.

8676AMJG

### 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 5mbps Superfast 71mbps

Ultrafast 1800mbps

Phone Signal – E, O2, Three, Vodafone

Sewage – Mains supply

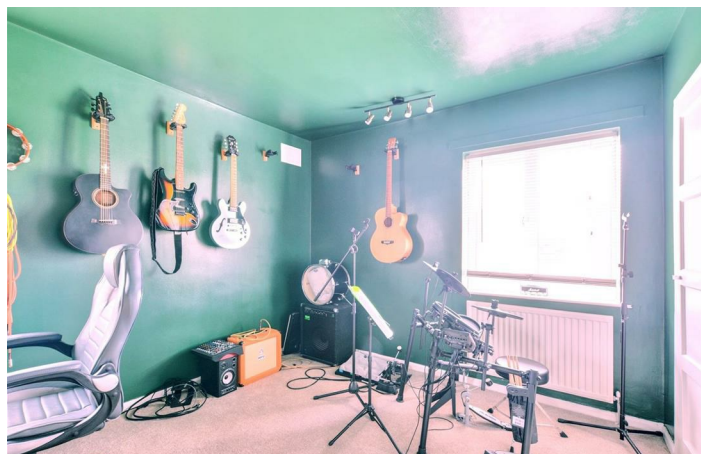
Flood Risk – No, surface water low

Flood Defenses – No

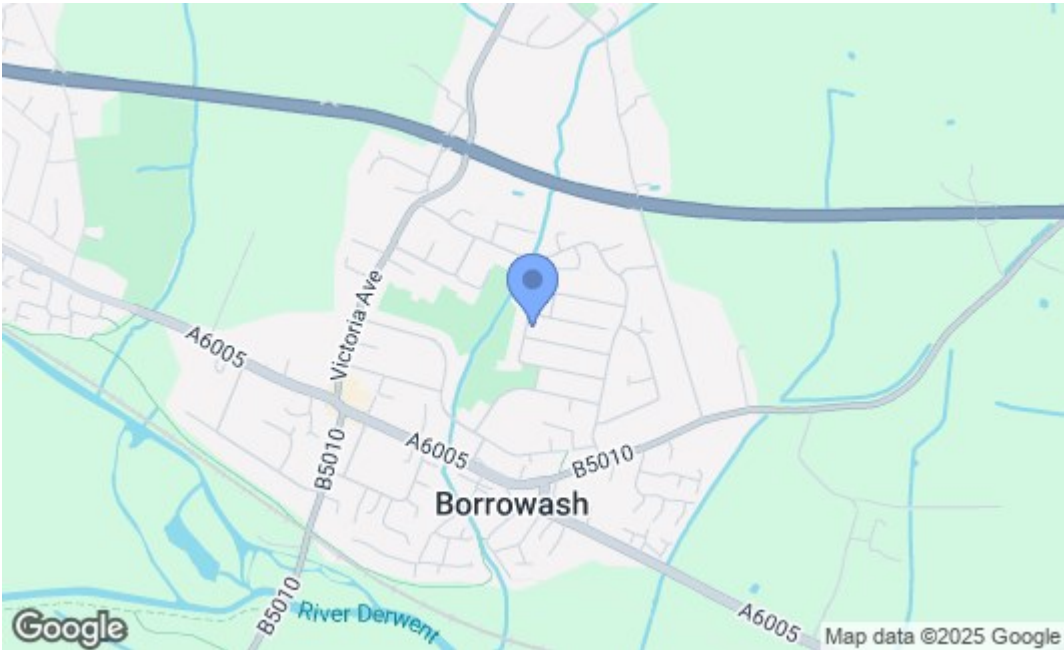
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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		
England & Wales		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		
England & Wales		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.