



Windsor Close,  
Borrowash, Derbyshire  
DE72 3JS

**Price Guide £280-290,000**  
**Freehold**





\* GUIDE PRICE £280,000 - £290,000\* A SUPERB EXAMPLE OF A THREE BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING, GARAGE AND SOUTH FACING GARDEN SITUATED WITHIN A QUIET CUL-DE-SAC IN THE VILLAGE OF BORROWASH, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to bring to the market this lovely three bedroom detached house. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. The property sits within a quiet cul-de-sac and would be ideal for a wide range of buyers such as first time buyers and families alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, large open plan lounge/diner with French doors leading to the garden, a conservatory, downstairs WC and kitchen with integrated cooking appliances. To the first floor, the landing leads to a large master bedroom stretching the length of the property with dual aspect windows, a further two bedrooms which are both generously sized and a four piece family bathroom suite. To the front, there is a turfed garden with off street parking and access into the garage. To the rear there is a south facing, enclosed turfed garden with a patio area, wooden storage shed and mature flower beds.

Located in the popular residential village of Borrowash, close to a wide range of local schools, shops and parks. Borrowash village is within walking distance to the property where shops, butchers, hairdressers, bakeries and more can be found with fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away. Elvaston castle is within walking distance for nice walks and family days out with local garden centre's and cafe's easily accessible.





### Entrance Hall

Wooden front door, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

### Lounge

23'8 x 11'3 x 14'3 (7.21m x 3.43m x 4.34m)

Wooden door leading to the conservatory, uPVC double glazed French doors overlooking and leading to the rear garden, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Conservatory

7'5 x 11'8 (2.26m x 3.56m)

uPVC double glazed windows and French doors overlooking and leading to the garden, tiled flooring.

### Downstairs WC

2'2 x 5'4 (0.66m x 1.63m)

uPVC double glazed window overlooking the side, carpeted flooring, WC, top mounted sink, painted plaster ceiling, ceiling light.

### Kitchen

12'6 x 8'2 (3.81m x 2.49m)

uPVC double glazed window overlooking the front with door leading to the side, tiled flooring, integrated electric oven, gas hob and overhead extractor fan, space for fridge/freezer, space for washing machine, painted plaster ceiling, ceiling light.

### Landing

Carpeted flooring, loft access, wallpapered ceiling, ceiling light.

### Bedroom One

8'5 x 21'8 (2.57m x 6.60m)

uPVC double glazed windows overlooking the front and the rear, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### Bedroom Two

11'2 x 9'4 (3.40m x 2.84m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

11'4 x 8'0 (3.45m x 2.44m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

5'5 x 8'0 (1.65m x 2.44m)

uPVC double glazed frosted window overlooking the rear, carpeted flooring, WC, pedestal sink, bath, shower with shower tray, wallpapered ceiling, heated towel rail, ceiling light.

### Outside

This property sits within a quiet cul-de-sac location in the heart of Borrowash village and to the front boasts a turfed garden with ample off street parking via a block paved driveway and access into the garage. To the rear there is an enclosed and south facing garden with a patio area, turf, wooden storage shed and mature flower beds.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed -

Standard 4 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Phone Signal – o2, ee, three and vodafone

Sewage – Mains supply

Flood Risk – No, surface water

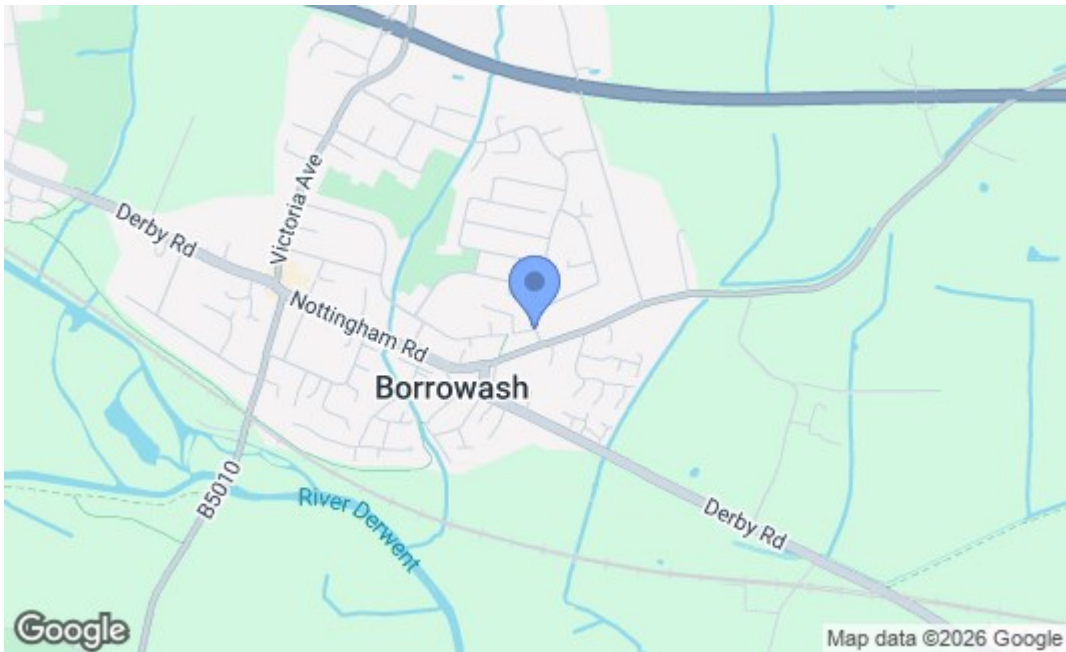
Flood Defenses – No

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		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.