Robert Ellis

look no further...

Balmoral Road,
Borrowash, Derbyshire
DE72 3FZ

**Price Guide £250-260,000**

**Freehold**

A REFURBISHED THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that is ready to move in to. Since the owner has been at the property it has been re-plastered and re-decorated throughout, new flooring and radiators. The property also now benefits from a new kitchen and luxurious bathroom. Sitting on a good size plot there is ample off the road parking where more could be made if required and a good size rear garden. An internal viewing is a must to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall, lounge with bay window and dining kitchen with sliding doors onto the rear garden. To the first floor there are three bedrooms and the family bathroom. Outside, as previously mentioned, there is off the road parking for at least three cars with a lawn to the front and a privately enclosed rear garden.

Borrowash 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.

Entrance Hall
UPVC double glazed front entrance door, laminate floor, stairs to the first floor, radiator, door to understairs storage cupboard and door to:

Lounge
16'8 x 10'4 approx (5.08m x 3.15m approx)
UPVC double glazed bay window to the front, laminate floor, coving to ceiling, TV and telephone points.

Dining Kitchen
17'2 x 8'5 approx (5.23m x 2.57m approx)
Wall, base and drawer units with work surface over, inset sink and drainer with swan neck mixer tap, splashbacks, integrated oven, induction hob and extractor hood over, Karndean and tiled floor, radiator, UPVC double glazed window to the rear, rear exit door, gas central heating boiler, door to understairs storage cupboard, plumbing for automatic washing machine and UPVC double glazed sliding doors to the rear.

First Floor Landing
UPVC double glazed window to the side, access to the loft, door to storage cupboard and doors to:

Bedroom 1
10'4 x 10'1 approx (3.15m x 3.07m approx)
UPVC double glazed window to the front, built-in wardrobe and radiator.

Bedroom 2
10'5 x 8'7 approx (3.18m x 2.62m approx)
UPVC double glazed window to the rear and radiator.

Bedroom 3
6'4 x 6'8 approx (1.93m x 2.03m approx)
UPVC double glazed window to the front and radiator.

Bathroom
A white three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., wash hand basin with drawers under, fully tiled walls and splashbacks, Karndean floor, chrome heated towel rail and two UPVC double glazed windows to the rear.

Outside
To the front of the property there is off the road parking for 2/3 cars with a large lawn having borders full of mature shrubs and fenced boundaries. There are gates leading down the side and to the rear there is a patio leading onto the lawn. There is a path to the bottom of the garden and borders at the bottom with mature shrubs, privately enclosed with fenced and hedged boundaries, there are two garden sheds, one with power, and there is an outside tap.

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 right again into Balmoral Road.
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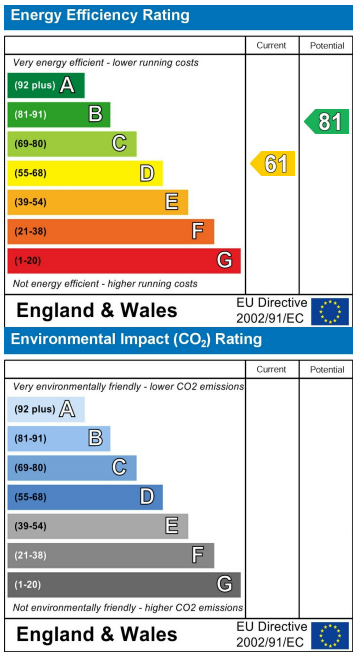
Council Tax
Band B - £1534




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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