



Briar Close,  
Borrowash, Derbyshire  
DE72 3GB

**£339,950 Freehold**





A SPACIOUS, EXTENDED AND WELL PRESENTED, THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN WITH SUMMERHOUSE, SITUATED WITHIN A SOUGHT AFTER DERBYSHIRE VILLAGE LOCATION.

Robert Ellis are pleased to be instructed to market this superb example of an extended, three double bedroom semi-detached home. The property has been extended to the ground floor by the current vendors to create a large open plan kitchen/dining/living space that is flooded by natural light from the sky lantern and bi-folding doors. The property is constructed of brick and benefits double glazing and gas central heating throughout. This would be an ideal home for a wide variety of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with LVT flooring and a lovely contemporary composite front door with slam lock mechanism, there is a large open plan kitchen/dining/living space that is flooded by natural light from the sky lantern and the bi-folding doors that open into the rear garden, perfect for the summer months. The kitchen boasts 30mm white quartz worktops, upstands, sill and splashback with integrated appliances. To the front of the property there is a lounge and to the side of the kitchen, a utility room with space for tumble dryer and washing machine and a downstairs shower room. Taking the wooden stairs with glass balustrade to the first floor, there is a landing leading to three double bedrooms, all benefitting from fitted wardrobes. There is also a four piece family bathroom suite. To the exterior, the property has ample off street parking via a driveway with a covered porch area. To the rear, there is a large and enclosed garden with patio area, turf, mature flower beds, storage shed and a wooden summerhouse with power and lighting.

Located in the popular residential village of Borrowash, close to a wide range of local amenities. There are local schools including Ashbrook primary school within the village and sits within the sought after West Park secondary school catchment. Borrowash village centre is within walking distance where shops, butchers, fishmongers, hairdressers, wedding shops, restaurants, bars and public houses can all be found. Elvaston castle is within walking distance perfect for family picnics and dog walks and there are fantastic transport links including nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby perfect for those who are looking to commute. East Midlands Airport and local train stations are just a short drive away.





### Entrance Hallway

Double glazed door complex with composite front door and slam lock mechanism, LVT flooring, radiator, wooden staircase with glass balustrade, spotlights.

### Lounge

10'2 x 14'1 approx (3.10m x 4.29m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, spotlights.

### Kitchen/Dining/Living

26'7 x 15'4 x 9'8 approx (8.10m x 4.67m x 2.95m approx)

UPVC double glazed window overlooking the front and the side, UPVC double glazed bi-folding doors overlooking and leading out to the rear garden, UPVC double glazed sky lantern, LVT flooring, radiator, spotlights, wall, base and drawer units with 30mm quartz worktop over, upstands, sills and splashback, integrated sink and drainer, integrated fridge/freezer, integrated microwave and electric oven, integrated induction hob with overhead extractor fan, integrated dishwasher.

### Utility Room

4'2 x 8'6 approx (1.27m x 2.59m approx)

UPVC double glazed patterned window over looking the side, tiled flooring, wall mounted boiler, space for tumble dryer, space for washing machine, spotlights.

### Downstairs WC

4'2 x 8'6 approx (1.27m x 2.59m approx)

UPVC double glazed patterned window overlooking the front, tiled flooring, low flush w.c., heated towel rail, top mounted sink, single enclosed shower unit, spotlights.

### First Floor Landing

Carpeted flooring, loft access, ceiling light.

### Master Bedroom

14'4 x 11'4 approx (4.37m x 3.45m approx)

UPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, ceiling light.

### Bedroom 2

8'5 x 11'3 approx (2.57m x 3.43m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, radiator, spotlights.

### Bedroom 3

9'1 x 11'3 approx (2.77m x 3.43m approx)

UPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, ceiling light.

### Family Bathroom

5'2 x 12'9 approx (1.57m x 3.89m approx)

UPVC double glazed patterned window overlooking the rear, vinyl flooring, low flush w.c., top mounted sink, bath with mixer tap, double walk in shower, heated towel rail, spotlights.

### Outside

To the front of the property there is ample off street parking via a tarmac driveway and a covered porch area over the front door. To the rear there is a large and enclosed garden with a patio area, lawn, mature flower beds, storage shed and summerhouse.

### Summerhouse

Double doors and windows to the front, windows to the sides, power and lighting.

### 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 and then take a left onto Barrons Way. At the T-Junction take a left onto Balmoral Road and then the first right onto Briar Close where the property can be found on the left hand side.

8163RS

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, virgin

Broadband Speed - 6 mbps Superfast 80 mbps Ultrafast 1000 mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

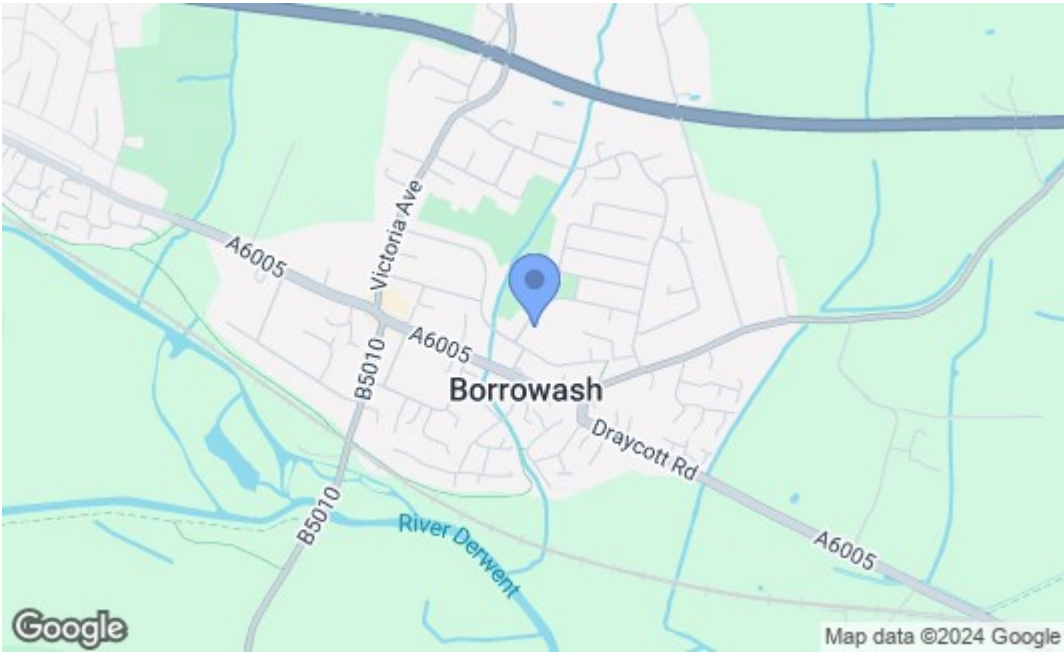
Any Legal Restrictions – No

Other Material Issues – No

### Agents Notes

The vendor of this property is related to an employee of Robert Ellis.





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