



Conway Avenue,
Borrowash, Derbyshire
DE72 3GT

£220,000 Freehold



A THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE POPULAR VILLAGE OF BORROWASH.

Robert Ellis are delighted to bring to the market a well maintained property that would ideally suit the first time buyer or growing family. The property has had a newly fitted bathroom and the gas central heating boiler is only 2/3 years old. The kitchen sits to the rear with patio doors to the private rear garden and there are two parking spaces to the front. An early internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall, lounge and breakfast kitchen. To the first floor there are three bedrooms and a family bathroom. As previously mentioned there are two parking spaces to the front and side access leading to the rear garden.

Borrowash is a very desirable village which has a number of local shops including a Co-op store, Birds bakery, Coates butcher and a fishmongers with an Asda store being at nearby Spondon, Tesco and Asda stores and many other retail outlets being found in Long Eaton and a Sainsbury's and Cosco at Pride Park, there are local schools for all ages, healthcare and sports facilities including several local golf courses, walks at Elvaston Castle and the surrounding countryside and the 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 Derby, Nottingham and other East Midlands towns and cities.



Entrance Hall

UPVC double glazed front entrance door, radiator, stairs to the first floor and door to:

Lounge

12'4 x 12'2 approx (3.76m x 3.71m approx)

UPVC double glazed bay window to the front, exposed varnished floorboards, open fire with Adam style surround, coving to ceiling, TV point, radiator and door to:

Kitchen

15'5 x 11'10 approx (4.70m x 3.61m approx)

Wall, base and drawer units with roll edged work surface over, 1½ bowl sink and drainer with mixer tap, tiled walls and splashbacks, gas central heating boiler, plumbing for automatic washing machine, appliance space, UPVC double glazed patio doors and window to the rear, coving to ceiling, log burner, exposed brick chimney breast, radiator and door to pantry

First Floor Landing

UPVC double glazed window to the side, coving to ceiling, access via a ladder to the loft which is boarded and has a light and doors to:

Bedroom 1

15'5 x 12' approx (4.70m x 3.66m approx)

UPVC double glazed window to the rear and radiator.

Bedroom 2

12'5 x 9'7 approx (3.78m x 2.92m approx)

UPVC double glazed bay window to the front, radiator, coving to ceiling.

Bedroom 3

6'6 x 5'6 approx (1.98m x 1.68m approx)

UPVC double glazed window to the front, radiator, dado rail, coving to ceiling.

Bathroom

A white three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, chrome heated towel rail, spotlights, extractor fan and UPVC double glazed window to the front.

Outside

To the front of the property there is a block paved driveway offering parking for two cars which is privately enclosed with fenced boundaries, there is a gate at the side leading to the rear garden where immediate to the property there is a patio area and a path leading to the bottom of the garden. To the right hand side there is a lawn, brick walled borders full of gravel chips, flowers and shrubs, outside tap and a second patio area at the bottom of the garden. The garden is all privately enclosed with fenced and hedged boundaries, there is also a brick store with a pitched roof with doors and windows.

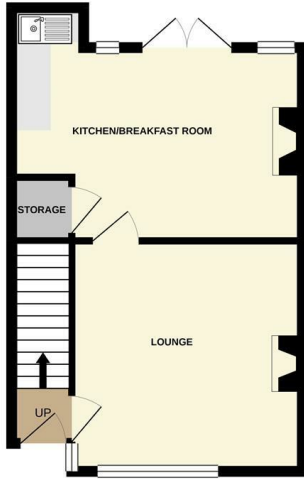
Directions

Proceed out of Long Eaton and continue through the villages of Breaston and Draycott and into Borrowash. Continue along Derby Road which then becomes Nottingham Road and turn right into Priorway Avenue and first right into Conway Avenue.

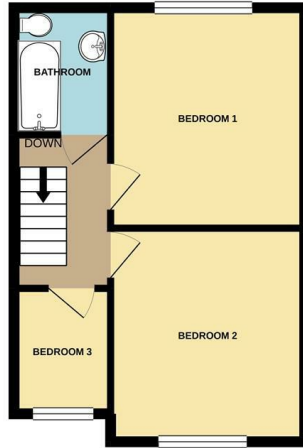
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GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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