



Ashmeadow,  
Borrowash, Derbyshire  
DE72 3LA

**£349,950 Freehold**



A THREE BEDROOM DETACHED BUNGALOW WITH REAR GARDEN AND OFF STREET PARKING FOR SEVERAL VEHICLES.

Robert Ellis are delighted to market this well presented, spacious three bedroom detached bungalow which is being offered to the market with the benefit of NO UPWARD CHAIN. Sitting within a quiet cul-de-sac in Borrowash, the property is constructed of brick and benefits from gas central heating and double glazing.

In brief the accommodation comprises of a large entrance hallway, open plan living/dining room, dining kitchen, utility room, three bedrooms and bathroom. To the front there is ample off street parking for four vehicles and access to the rear through a side gate. To the rear the garden is private and enclosed and benefits from a large patio, lawned garden and summerhouse with power.

Located within the popular village of Borrowash, close to Elvaston Castle and a wide range of local schools, shops and parks, the property is conveniently located for both Derby and Nottingham city centres from the A52 and has fantastic transport links to the A50 and M1, both East Midlands Airport and Long Eaton train stations are within a 20 minute drive and an internal viewing is highly recommended to appreciate the location and property on offer.



## Entrance Hall

UPVC double glazed front door, obscure UPVC double glazed window to the side, laminate flooring, radiator and ceiling light.

## Open Plan Living/Dining Room

10'6 x 18'6 approx (3.20m x 5.64m approx)

UPVC double glazed sliding doors to the rear, laminate flooring, electric fire, radiator, ceiling light with fan.

## Dining Kitchen

7'5 x 18'4 approx (2.26m x 5.59m approx)

UPVC double glazed door to the rear, UPVC double glazed windows to the side and rear, wall, base and drawer units with work surface over, inset sink and drainer, integrated fridge freezer, integrated slim line dishwasher, Range cooker with five ring gas hob and extractor fan over, integrated washer dryer, laminate flooring, radiator, spotlights and ceiling light.

## Utility

7'6 x 6'1 approx (2.29m x 1.85m approx)

UPVC double glazed door and window to the rear, vinyl flooring, wall mounted boiler, space for a fridge freezer and tumble dryer, ceiling light.

## Bedroom 1

12'3 x 10'5 approx (3.73m x 3.18m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and fan.

## Bedroom 2

8'1 x 10'2 approx (2.46m x 3.10m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

## Bedroom 3

6'9 x 8'5 approx (2.06m x 2.57m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

## Bathroom

6'2 x 5' approx (1.88m x 1.52m approx)

Obscure UPVC double glazed window to the side, tiled flooring, bath with mixer tap and electric shower over,

heated towel rail, top mounted sink, low flush w.c. and ceiling light.

## Outside

To the front there is off road parking for 4 vehicles and to the rear of the property there is a large patio, lawned garden and summerhouse with power.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston, Draycott and into Borrowash. At the T junction turn left onto Nottingham Road, left onto Central Avenue. Follow the road around and Ashmeadow can be found as the fourth turning on the left hand side.

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## Agents Notes

The property has previously been granted permission for the erection of a garage to the front, something that could be applied for again.

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 65mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

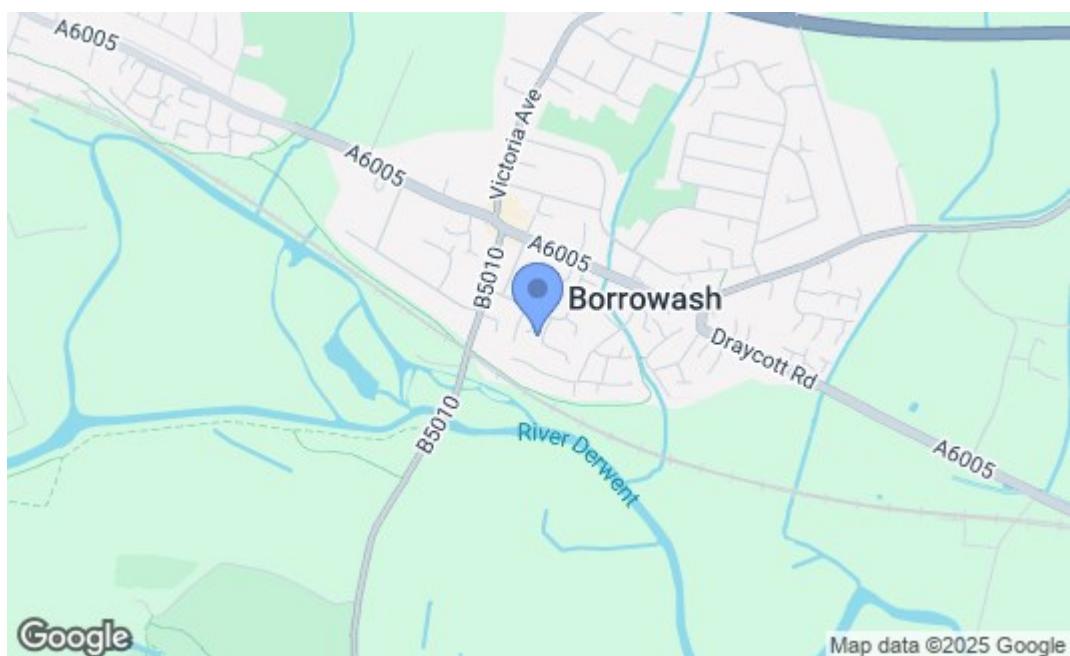
Flood Defenses – No

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			
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			
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.