Robert Ellis

look no further. . .

Borrowfield Road
Spondon, Derby DE21 7HF

AN EXTENDED TO THE REAR BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £230,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS BAY FRONTED EXTENDED TO THE REAR THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted dining room, extended living room, extended kitchen with useful pantry. The first floor landing provides access to three bedrooms and a three piece bathroom suite.

Other benefits to the property include gas fired central heating from a combi boiler, double glazing, off-street parking, front and rear gardens. The rear garden is South facing.

The property sits favourably within this popular and established residential location within easy reach of both Derby and Nottingham, excellent nearby amenities, schooling and open space, as well as good road network links via the A52, M1, train stations and tram terminus.

We believe the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.

ENTRANCE HALL
14'10" x 6'5" (4.53 x 1.98)
Accessed via an open porch with decorative brickwork archway through to a uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, staircase rising to the first floor with central carpet tread and exposed woodwork, telephone point, radiator, parquet flooring, internal doors to kitchen, dining room and living room, and useful storage cupboard with shelving also housing the alarm control panel.

DINING ROOM
13'7" to bay x 11'10" (4.15 to bay x 3.63)
Double glazed bay window to the front, radiator, wooden flooring and media points, TV and telephone points.

EXTENDED LIVING ROOM
19'8" x 10'11" (6.00 x 3.34)
Double glazed French doors opening out to the rear garden patio, media points, laminate flooring, radiator, coving and feature fire surround incorporating coal effect fire.

EXTENDED KITCHEN
14'4" x 7'3" (4.38 x 2.21)
The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and drainer with central mixer tap, tiled splashbacks, fitted counter-level four ring gas hob with extractor over and oven beneath, integrated fridge/freezer and dishwasher, plumbing space for automatic washing machine, boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water purposes), tiled floor, double glazed window to the rear, uPVC panel and double glazed exit door to garden and useful understairs storage pantry housing the meters with shelving, coat pegs and double glazed window to the side.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, double glazed window to the side and loft access point to a partially boarded and insulated loft space.

BEDROOM ONE
13'0" x 9'11" (to wardrobe) or 11'7 (into wardrobe (3.96m x 3.02m (to wardrobe) or 3.53m (into wardrob)
Double glazed window to the rear overlooking the South facing rear garden, radiator and a range of fitted bedroom furniture, including wardrobes, drawers and display shelving.

BEDROOM TWO
11'11" x 11'6" (3.64 x 3.52)
Double glazed window to the front, radiator, media points and a fitted double wardrobe.

BEDROOM THREE
7'10" x 7'5" (2.41 x 2.28)
Double glazed window to the rear overlooking the South facing rear garden, radiator and laminate flooring.

BATHROOM
6'10" x 6'5" (2.10 x 1.98)
Three piece suite comprising corner bath with bath seat and mains ran shower attachment over, wash hand basin and low flush WC. Partial wall tiling, double glazed window to the front with fitted roller blind, wall mounted bathroom cabinet and radiator.

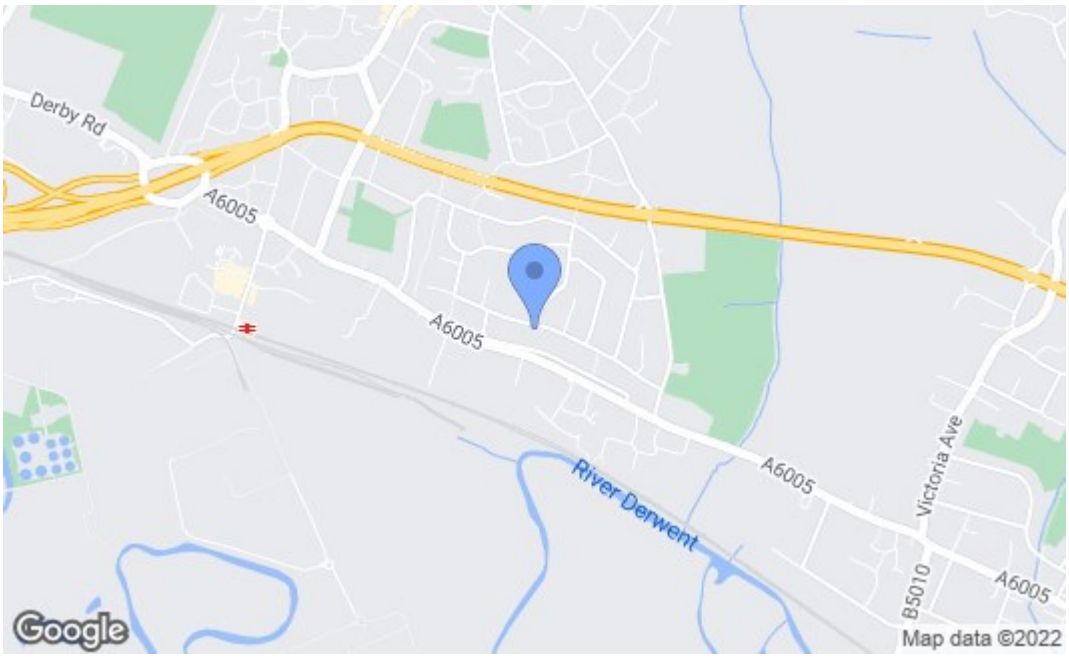
OUTSIDE
To the front of the property there is a lowered kerb entrance to a driveway space providing off-street parking. Pathway to the front entrance porch, front lawn, planted flowerbeds housing a variety of shrubbery and bushes, and decorative gravel chippings. There is then a side pedestrian gate leading down the right hand side of the property leading through to the rear garden.

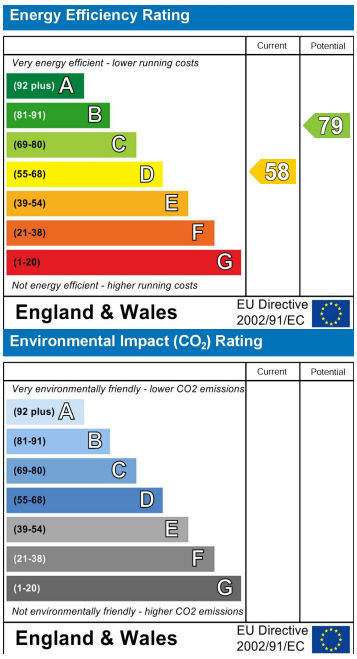
REAR GARDEN
Enjoying a high degree of sunlight being South facing, offering a good size paved patio area accessed from the kitchen and living room (ideal for entertaining). This area sweeps round to the side of the property where there are two good size storage sheds, an outside water tap and pedestrian gated access leading back round to the front. Going back to the rear garden there is a generous lawn section, shaped and edged borders housing a variety of planted bushes, shrubs and plants. There is a concrete base currently used for a greenhouse and to the foot of the plot there is further concrete base for a further timber storage shed. Within the garden there is also an external power supply and lighting points.

Ref. 7598NH

DIRECTIONS
Proceed away from our Stapleford office along Derby Road in the direction of Sandiacre and cross the bridge on-to Station Road. At the traffic junction proceed over the lights on-to Derby Road and proceed up the hill in the direction of Risley. Proceed through Risley and continue along on to Nottingham Road proceed through Borrowash. Continue along back on to Derby Road (A6005). Look for and take an eventual right hand turn on to Borrowash Road and take the first left on to Borrowfield Road. The property can then be found on the left hand side identified by our for sale board.

REF: 7598NH





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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