



**3 Greenway Close**  
**Borrowash, Derbyshire DE72 3HS**

**£335,000 Freehold**

A THREE BEDROOM DETACHED  
BUNGALOW FOUND IN THIS SOUGHT  
AFTER VILLAGE



THIS SURPRISINGLY SPACIOUS THREE BEDROOM DETACHED BUNGALOW COMES TO THE MARKET IN READY TO MOVE INTO CONDITION, HAVING BEEN RECENTLY REFURBISHED AND OFFERED FOR SALE WITH NO CHAIN.

This individually designed and built property is located on a generous level plot in this small cul-de-sac in the highly regarded village of Borrowash. Set back from the road with a large frontage and twin drives providing ample off street parking, great as a caravan or motor home hard standing. There is an attached brick built garage with electric roller door.

The property benefits from gas fired central heating, UPVC double glazing, modern fully fitted breakfast kitchen with built-in appliances and recently replaced shower room/w.c. which is of a generous size.

The accommodation briefly comprises a central hallway which provides access to the lounge, dining room with rear aspects, breakfast kitchen, three bedrooms and shower room/w.c.

Being located within walking distance of a regular bus service, the village centre itself with a variety of shops and amenities including a Co-op supermarket and various independent retailers. The A52 is a minutes drive providing direct access to Nottingham, Derby and junction 25 of the M1 Motorway.

This family size bungalow is great for those looking to downsize to single storey accommodation without actually feeling that they are downsizing! and an early internal viewing comes highly recommended.



### HALLWAY

Double glazed front entrance door, radiator, cloaks cupboard.

### LOUNGE/DINING ROOM

18'8" x 13'2" narrowing to 8'11" approx (5.7m x 4.02m narrowing to 2.73m approx)

Contemporary flame effect electric fire with feature surround, radiator and double glazed window to the rear.

### BREAKFAST KITCHEN

12'11" x 7'11" increasing to 10'0" approx (3.96m x 2.43m increasing to 3.06m approx)

Incorporating a modern fitted range of wall, base and drawer units with roll edged work surfacing and inset stainless steel sink unit with single drainer. Built-in electric double oven and gas hob, integrated fridge, freezer and washer/dryer. Breakfast area with table and chair space. Double glazed window and door to the side, double glazed French doors to the rear garden.

### BEDROOM 1

12'4" x 12'0" approx (3.77m x 3.68m approx)

Fitted bedroom furniture including wardrobes with top cupboards, dressing table and drawers. Radiator, double glazed window to the front.

### BEDROOM 2

11'0" x 10'0" approx (3.37m x 3.07m approx)

Radiator, double glazed window to the front.

### BEDROOM 3

12'0" x 7'4" approx (3.66m x 2.25m approx)

Radiator, double glazed window to the side.

### SHOWER ROOM

Incorporating a recently replaced modern which three piece suite comprising wash hand basin with vanity

unit, low flush w.c. and large shower cubicle with low profile tray and electric shower. Tiling to the walls, flat panel radiator, built-in airing cupboard with lagged cylinder, double glazed window, hatch and ladder to the mostly boarded loft.

### OUTSIDE

The property is set back from the road on a generous level garden plot and has twin driveways providing ample off street parking, great for those wishing to store a caravan or motor home etc. The driveway leads to an attached brick built garage with light and power and electric remote control roller door. The easy to maintain front garden is attractively landscaped and finished with ornamental gravel and filled with shrubs and plants. There is gated pedestrian access at the side of the property leading to the rear garden which is landscaped with gravelled area, variety of ornamental shrubs and plants. Patio area. Further hard standing landscaped area with garden shed and access to the garage.

### DIRECTIONAL NOTE

From the Bardill's roundabout junction, proceed towards Derby on the A52. Follow the road along, continuing past the Motorway slip road. Continue towards Derby, taking the second exit signposted 'Borrowash and Elvaston Castle.' Shortly before the 'T' junction, turn right onto Greenway Close where the property can be found on the left hand side, identified by our For Sale Board.

Ref: 7010ps



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given. Made with Metagis 10/2011



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.