

4 Bed House - Detached

45 Nottingham Road, Borrowash, Derby DE72 3FL

Offers Around £975,000 Freehold



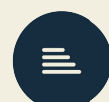
4



2



2



D

Fletcher & Company

www.fletcherandcompany.co.uk

- A Rare Opportunity - Detached House - Large Gardens - Building Plots
- Four Bedroom Detached Home with Garden and Double Garage
- Building Plot - Planning Permission For 5 Homes from Nursery Close (cul-de-sac location)
- Plans for 2 x Three Bedroom Houses & 3 x Two Bedroom Houses - ERE/1122/0010

ATTENTION DEVELOPERS - HOUSE & BUILDING PLOTS - The sale affords an opportunity of either enjoying a house with very large garden or alternatively developing the land as per the planning approval to provide five homes with access from Nursery Close (cul-de-sac), alternatively retain the property and have the benefit of the future investment that the building land represents.

The property is of attractive traditional appearance understood to have been built in the 1930's and constructed of facing brick beneath a roof of tile with the front relieved by a double cant bay window with tile hanging between and it is set back from the road behind a very secluded foregarden with mature trees and shrubs, lawn and terrace.

The house benefits from gas central heating and double glazing. The accommodation offers entrance hall, cloakroom, lounge, dining room, family room and kitchen. The first floor leads to four bedrooms, en-suite and family bathroom.

A long driveway provides access to the detached double garage.

Planning permission for five houses - Erewash Borough Council ERE/1122/0010 (Plans for 2 x Three Bedroom Houses & 3 x Two Bedroom Houses)

The Location

The property is located in the heart of Borrowash village, just a short walk away from a good range of local amenities including the Ashbrook Infant and Junior School, supermarket, post office, shopping outlets, village inns, reataurants and garden centre. Within easy reach too are the neighbouring villages and amenities of Ockbrook, Risley, Draycott, Breaston and Thulston. There are numerous countryside walks in the surrounding area and Elvaston Castle and Country Park is only a walk away.

Borrowash is conveniently located close to the A52 providing easy access to both Derby, Nottingham, the M1 and main motorway network, with good links to East Midlands International Airport and East Midlands Parkway Railway Station.

Ground Floor

Entrance Hall

9'3" x 4'0" (2.83 x 1.22)

Original solid wood flooring, deep skirting boards and architraves, high ceiling, radiator, plate rack and staircase leading to the first floor.

Coats Space

3'5" x 2'8" (1.06 x 0.83)

With coat hangers, original oak flooring, deep skirting boards and architraves, high ceiling and internal door giving access to cloakroom.

Cloakroom

5'11" x 3'4" (1.82 x 1.03)

With low level WC, wash basin with fitted base cupboard underneath and tiled splashback.

Spacious Lounge

20'0" x 19'0" (6.10 x 5.81)

With inglenook style fireplace incorporating log burning stove and raised stone hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, feature wallpaper wall, radiator, double glazed window to side, double glazed window to front and double glazed french doors opening onto gardens.



Dining room

13'1" x 10'9" (3.99 x 3.29)

With solid oak wood flooring, deep skirting boards and architraves, high ceiling, bay radiator, double glazed bay window and open wide square archway leading into living kitchen.



Kitchen

14'9" x 12'11" (4.51 x 3.95)

With Belfast style sink with chrome style mixer tap, wall and base fitted units with solid wood worktops, Rangemaster cooker with matching Rangemaster extractor hood over, plumbing for automatic washing machine, plumbing for dishwasher, matching kitchen island with drawers underneath and matching solid wood worktop, space for fridge/freezer, tile splashbacks, tiled flooring, concealed Worcester boiler, double glazed window, deep skirting boards and architraves, high ceiling, spotlights to ceiling, open square archway leading to dining room and open square archway leading into family room.



Family Room

17'8" x 11'4" (5.40 x 3.47)

With featured log burning stove and raised tile hearth, matching tile flooring, radiator, spotlights to ceiling, featured wallpaper wall, two double glazed windows, double glazed french doors opening onto private garden and useful under stairs storage cupboard.



Side Porch

4'10" x 3'8" (1.49 x 1.12)

With single glazed window, tile flooring and glazed entrance door.

First Floor Landing

10'9" x 6'11" (3.30 x 2.12)

With split-level staircase, deep skirting boards and architraves, built-in cupboard housing the hot water cylinder, high ceiling and featured arched, leaded window with stained glass.

Bedroom One

14'2" x 11'6" (4.32 x 3.53)

With radiator, deep skirting boards and architraves, high ceiling and double glazed window to rear.



En-Suite

11'6" x 6'10" (3.51 x 2.09)

With large walk-in shower with chrome shower attachments, pedestal wash handbasin, low level WC, fully tiled walls, tiled flooring, high ceilings, spotlights to ceilings, heated chrome towel/radiator and double glazed obscure window.



Bedroom Two

13'0" x 10'11" (3.98 x 3.35)

With built-in wardrobes providing good storage, wood effect laminated flooring, deep skirting boards and architraves, high ceiling, radiator and double glazed bay window with aspect to front.



Bedroom Three

14'11" x 12'10" (4.57 x 3.92)

With chimney breast, deep skirting boards and architraves, high ceiling, wood effect laminated flooring, radiator and double glazed window to front.



Bedroom Four

12'11" x 7'10" (3.95 x 2.39)

With deep skirting boards and architraves, high ceiling, radiator and two double glazed windows.



Family Bathroom

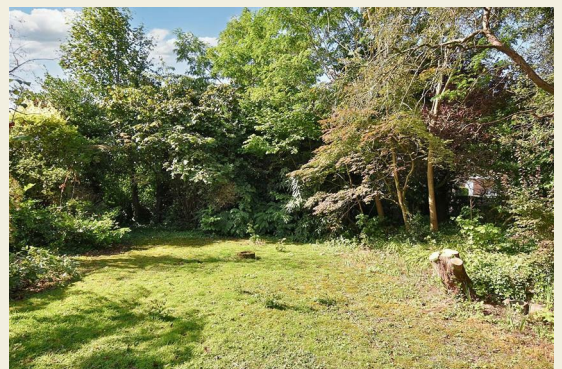
8'10" x 6'9" (2.70 x 2.08)

With roll-edge top bath with claw feet with shower over, pedestal wash handbasin, low level WC, column style radiator, fully tiled walls, tiled flooring, high ceiling, spotlights to ceiling, extract fan and double glazed obscure window.



Front Garden

The property is set well back behind a deep, lawned fore-garden with a varied selection of shrubs and trees.



Rear Garden

To the rear of the property is a private, large, enclosed, rear garden laid to lawn with log store and large patio/terrace area providing a pleasant sitting out entertaining space with pergola.



Brick Store

12'0" x 7'8" (3.67 x 2.35)

With power and lighting.

Driveway

A long driveway leads to the house and double garage and provides good car standing spaces for several cars.



Double Garage

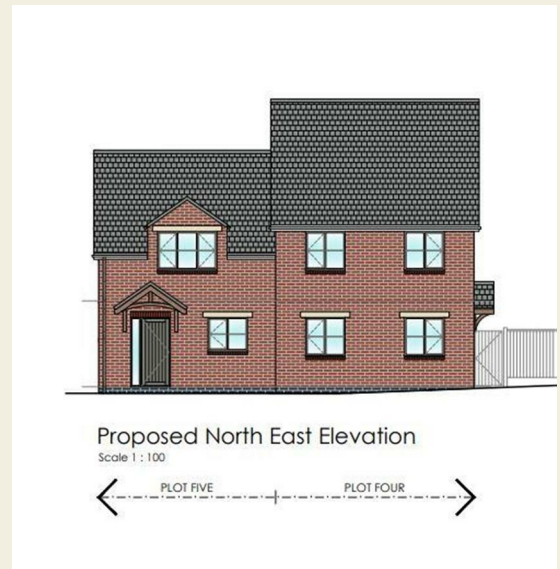
17'5" x 17'3" (5.32 x 5.27)

Brick double garage with two front doors.



Building Plots - Granted

Planning permission for five houses - Erewash Borough Council ERE/1122/0010 (Plans for 2 x Three Bedroom Houses & 3 x Two Bedroom Houses) Located off popular Nursey Close (cul-de-sac)



www.erewash.gov.uk **EREWASH**
BOROUGH COUNCIL

Resources Directorate, Planning & Regeneration
Town Hall Ilkeston
Derbyshire DE7 5RP
Switchboard: 0115 907 2244

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF DECISION

Part 1: Application Details

Applicant: **MR FAZACKERLEY**

Application Ref: **ERE/1122/0010**

Proposal: **Outline application for five dwellings with access off nursery close (Details of access, layout, appearance and scale for approval now with landscaping reserved)**

Site Address: **LAND REAR OF, 45 NOTTINGHAM ROAD, BORROWASH, DERBYSHIRE, DE72 3FL**

Part 2: Decision

Erewash Borough Council in pursuance of powers under the above mentioned Act hereby

GRANT PERMISSION

for the development in accordance with the application, subject to compliance with the condition(s) imposed (in Part 3 below), and the subsequent approval of all matters referred to in the conditions:

Part 3: Conditions

1 Approval of the details of landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the commencement of any development.

1 of 4

Council Tax Band G

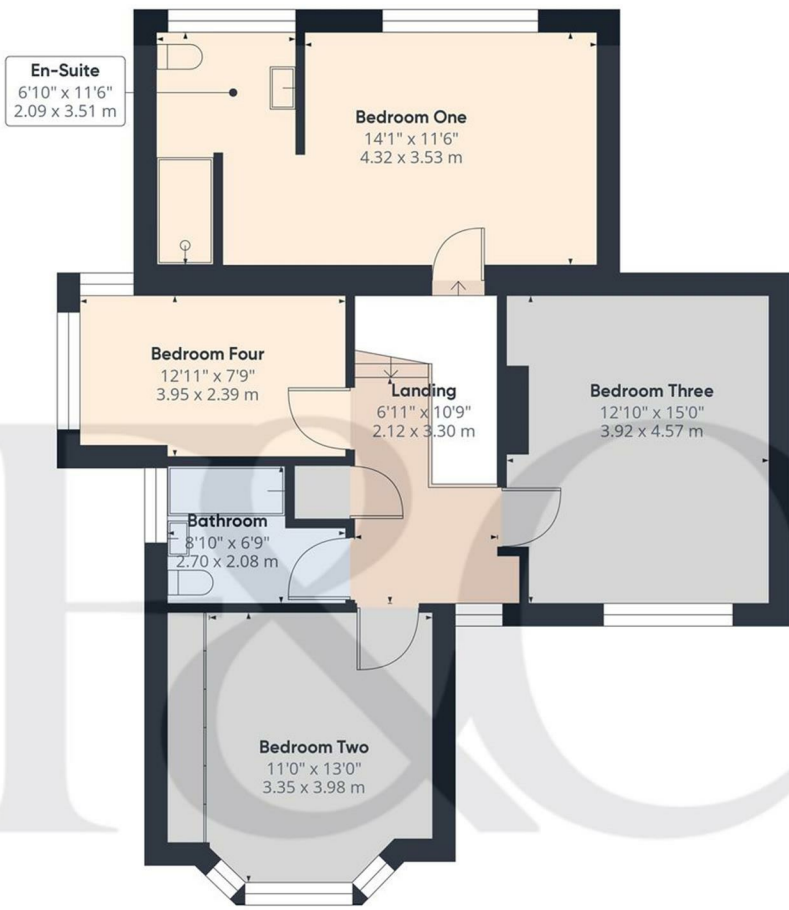
Directions

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

DIRECTIONAL NOTE - The approach from Derby is via the A50 dual carriageway proceeding towards Nottingham turning left as signposted for Ockbrook / Borrowwash. At the T-junction turn right into Victoria Avenue and continue into Borrowwash centre, turn left at the T-junction into Nottingham Road and number 45 will be located on the left hand.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1 Building 1

Approximate total area⁽¹⁾
806.43 ft²
74.92 m²

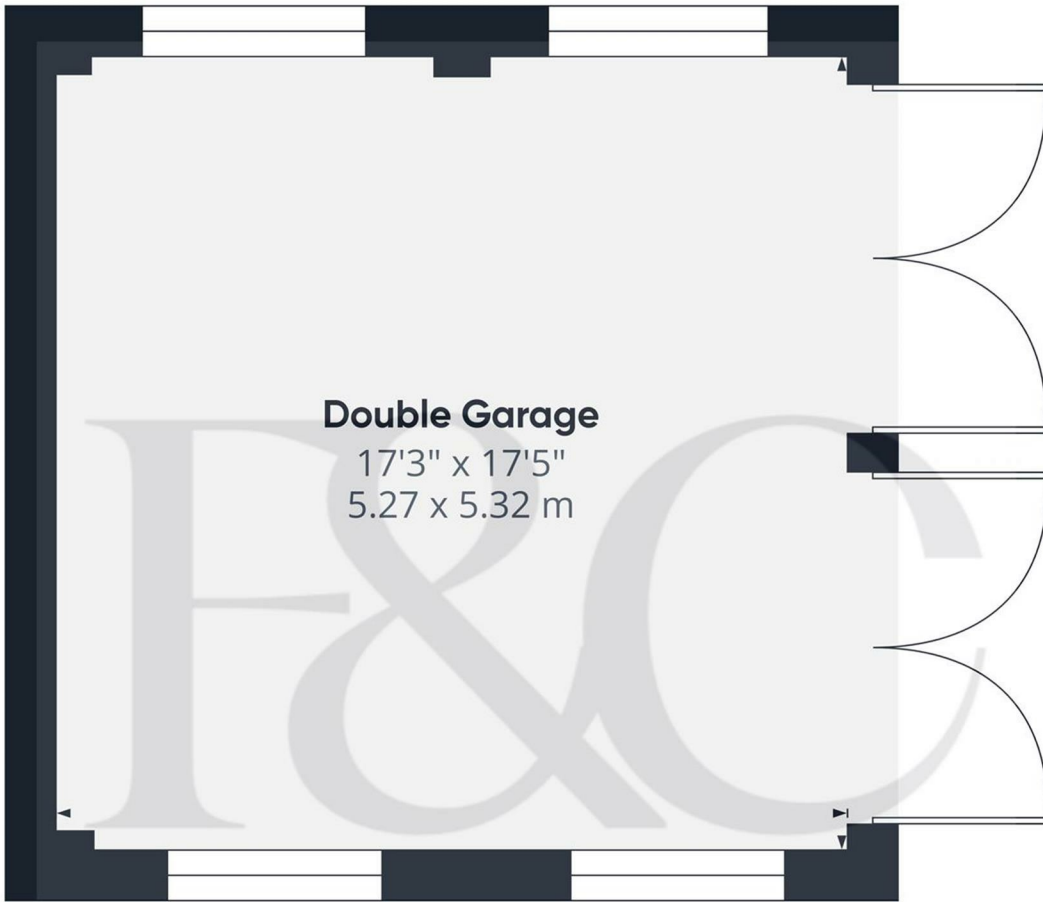
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Double Garage
 17'3" x 17'5"
 5.27 x 5.32 m

Approximate total area⁽¹⁾
 308.71 ft²
 28.68 m²


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Floor 0 Building 2

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	60	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.