

Cole Lane

Borrowash, Derby, DE72 3GN

John
German





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£600,000

A stunning five-bedroom detached home offering the perfect blend of modern living and traditional charm. Recently renovated to a high standard by the current owners, the property boasts a seamless mix of contemporary and traditional features. Highly regarded address with excellent access to amenities and transport links.

Sizeable extensions to the side and rear provide generous living spaces, including an impressive open plan living/dining kitchen and two further reception rooms, ideal for a growing family. Additional highlights include ample off-road parking, an integral garage, a spacious, landscaped and private garden. UPVC double glazing and a modern central heating system has been installed ensuring comfort and convenience throughout.

Borrowash village boasts an excellent range of local amenities including independent and chain owned shops, and highly regarded schools. Elvaston Castle Country Park lies within walking distance of the centre of the village and transport links include Derby mainline railway station, East Midlands International Airport, the A50, A52, M1 and easy access to both Nottingham and Derby city centres. Cole Lane is one of the village's most sought after streets with a good mix of quality properties and access directly onto the A52.

Entrance to the property is via a bespoke solid oak radius entrance door that opens into an impressive entrance hall with engineered oak flooring, staircase rising to the first floor with contemporary glass and Hemlock wood balustrade, and built-in understairs cloaks cupboard. Original oak panel doors lead off to the ground floor living spaces including a guest WC, fitted with a vanity wash basin and mixer tap, natural stone tiled splashback, oak storage cupboard beneath, chrome heated towel rail, wall hung concealed flush WC and engineered oak flooring.

The bay fronted lounge features wide panel oak flooring, original picture rails, a window to the side and a feature fireplace with an inset modern log burner elegant surround and a granite hearth.

The open plan kitchen is fitted with a high-quality range of storage units with granite worksurfaces, inset twin bowl sinks with a mixer tap, Rangemaster cooker and extractor, high specification integrated appliances and space for an American style fridge freezer. The Kitchen extends out into a vaulted ceiling family room benefitting from underfloor heating throughout with skylights and a window overlooking the rear garden, providing lounge and dining space with a glazed entrance door and bi-fold doors opening out onto the rear patio.

An opening leads into the second reception room which is a useful multi-purpose room with oak flooring and a window to the side.

The separate utility is fitted with co-ordinating base and eye level units with granite worksurfaces, inset sink unit with hose mixer tap, and space for appliances as well as a window to the side. A courtesy door leads into the garage.

On the first floor, stairs lead to a partially galleried landing with Hemlock wood banisters and glass balustrade, having five good sized bedrooms with the majority of the bedrooms having fitted wardrobes, and two modern fitted shower rooms with floor-to-ceiling natural stone tiling, wall hung concealed flush WC, chrome heated towel rails and bespoke vanity sink units.

This impressive property stands back from the road behind a well-kept hedge boundary with a block paved and gravelled driveway, which provides extensive off road parking together with access to the integral garage having an electric up-and-over door.

A secure gate to the side gives access to the generous and very private rear garden. The garden is mainly laid to lawn with raised beds and borders, mature apple tree, shrubbery beds and garden shed. Adjacent to the property is a large raised porcelain tiled patio area with raised brick flowerbeds and exterior lighting.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Erewash Borough Council / Tax Band D

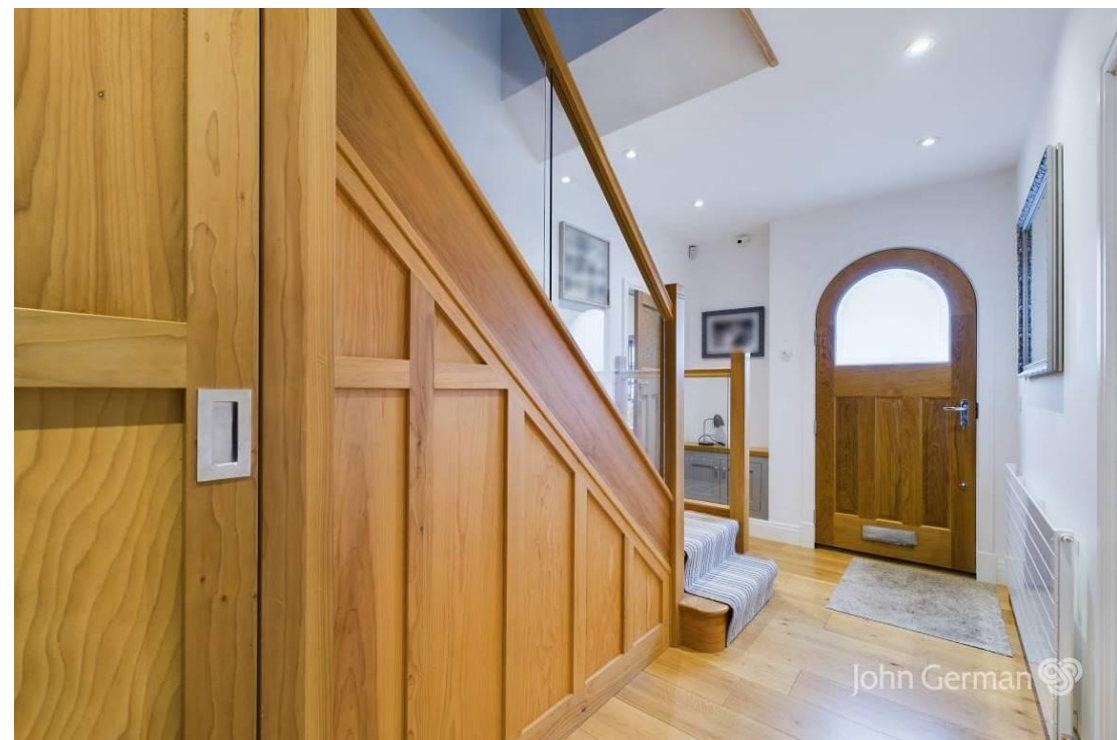
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.erewash.gov.uk

Our Ref: JGA/25102024

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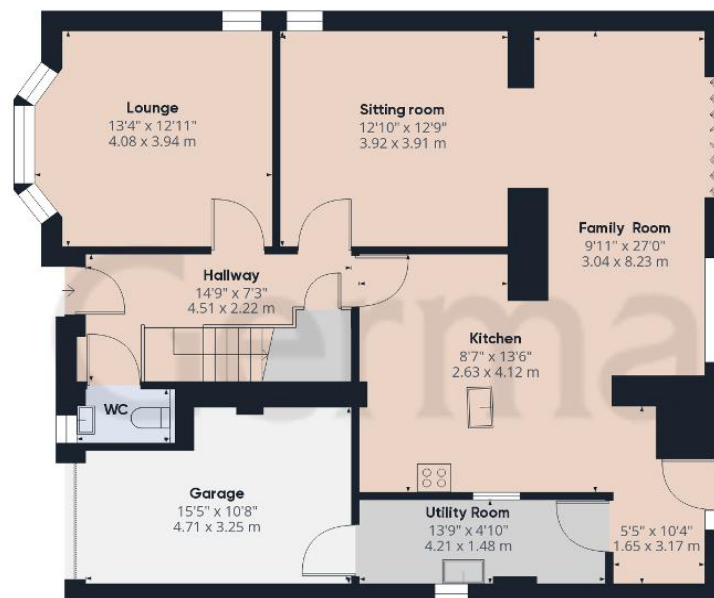










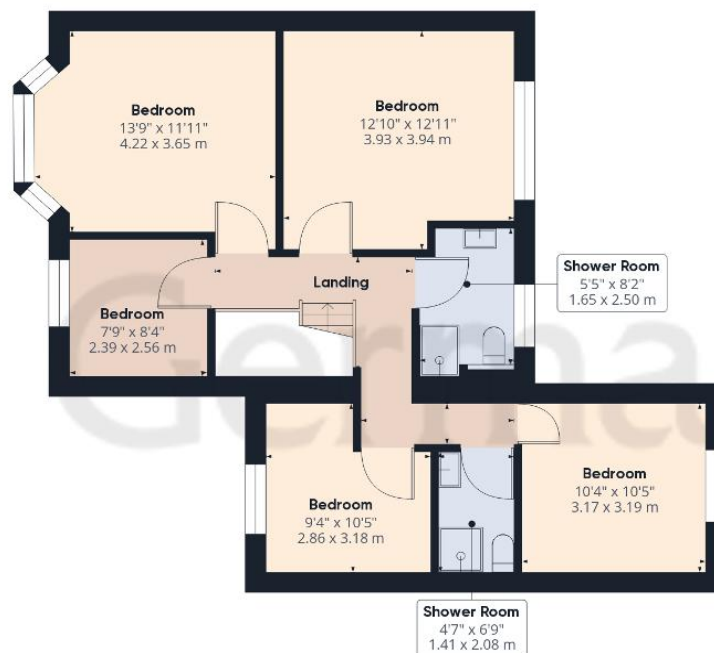


Ground Floor

Approximate total area⁽¹⁾

1816.41 ft²

168.75 m²



Floor 1

(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.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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