

HoldenCopley

PREPARE TO BE MOVED

Deans Drive, Borrowash, Derbyshire DE72 3HQ

Guide Price £325,000 - £350,000

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DETACHED FAMILY HOME...

Welcome to this stunning newly constructed detached house, perfectly situated in the vibrant heart of Borrowwash village. This beautifully finished home offers convenient access to all local amenities and facilities, along with excellent transport links to both Derby and Nottingham, making it an ideal choice for a wide range of buyers. This delightful property features three double bedrooms, two en-suite shower rooms, and a main family bathroom, providing ample space for comfortable living. Enter through a stylish composite front door into a welcoming reception hall with a ground floor WC. The cosy lounge boasts double glazed doors leading into the exclusively fitted living/dining kitchen. This area is the heart of the home, complete with a feature exposed brickwork, and bi-folding doors that open out to the rear garden. The first-floor landing leads to two double bedrooms, with the main bedroom featuring an en-suite shower room. The family bathroom includes a shower over a P-shaped bath. The top floor offers a further double bedroom with an en-suite shower room, perfect for guests or family members seeking privacy. The front of the property boasts a slate-slatted area offering off-road parking for two vehicles, bordered by stone edging and box hedging. A path on the right side of the house leads to a gate providing access to the rear garden. The side of the house includes external power points, a security light, and an outdoor water supply. The enclosed rear garden features a slate slabbed patio area, a path leading to the front of the property, and steps made from railway sleepers leading up to a lawned area. At the bottom of the garden is a decking area, perfect for outdoor entertaining. The garden is bordered by mature hedges and features outdoor lighting along the fence on the right-hand boundary.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Living Room
- Spacious Modern Fitted Kitchen
- Three Three-Piece Bathroom Suites
- Ground Floor W/C
- Well-Presented Throughout
- Driveway For Two Vehicles
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring with underfloor heating, carpeted stairs, recessed spotlights, a feature brick wall with three vertical glazed panels letting in natural light from the lounge, and a composite door providing access into the accommodation.

W/C

This space has two UPVC double glazed obscure windows to the front and side elevation, a low level flush W/C, a vanity-style wash basin, recessed spotlights, and tiled flooring with underfloor heating.

Living Room

11'10" x 8'3" (3.63m x 2.52m)

The lounge has a double glazed window to the front elevation, coving to the ceiling, USB charging points to one of the power points, a TV point, recessed spotlights, and carpeted flooring with underfloor heating.

Kitchen Diner

21'5" x 15'3" (6.55m x 4.67m)

The kitchen diner within this large open plan living space has a range of modern fitted base and wall units with quartz worktops with a breakfast bar, an under-mounted stainless steel sink and half with a mixer tap and integrated drainer grooves, an integrated combination oven, an integrated oven, and Induction hob with a built-in extractor fan, an integrated dishwasher, integrated upright fridge/freezer, exposed brick chimney breast, exposed brick wall, three Velux windows which are operated remotely, a TV point, space for dining table, tiled flooring with underfloor heating, and bi-folding doors which are solar powered fitted with internal electric blinds operated via remote and opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed spotlights, a radiator, and access to the first floor accommodation.

Bedroom One

11'8" x 11'6" (3.58m x 3.51m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, a feature flue leading from the log burner, recessed spotlights, carpeted flooring, and access into the en-suite.

En Suite

8'0" x 3'0" (2.45m x 0.93m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower head, a chrome heated towel rail, recessed spotlights, partially tiled flooring, and tiled flooring.

Bedroom Two

11'10" x 8'4" (3.63m x 2.55m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

6'4" x 5'4" (1.95m x 1.64m)

The bathroom has a UPVC double glazed window to the front elevation, a low level flush W/C, a pedestal wash basin, a "P" shaped panelled bath with a wall-mounted electric shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

SECOND FLOOR

Bedroom Three

12'1" x 8'6" (3.70m x 2.61m)

The third bedroom has two Velux window, a radiator, eaves storage, carpeted flooring, and access into the en-suite.

En Suite

6'3" x 4'5" (1.92m x 1.36m)

The en-suite has a Velux window, a low level flush W/C, a wall-mounted wash basin, a wall-mounted shower fixture, an extractor fan, a chrome heated towel rail, recessed spotlights, partially tiled wall, and tiled flooring.

OUTSIDE

Front

At the front of the property, there is a slate-slatted area offering off-road parking for two vehicles, bordered by stone edging and box hedging in front of the house. A fence marks the left-hand boundary, and a letterbox is fitted to the wall beside the front door. A path runs along the right side of the house, leading to a gate that provides access to

the rear garden. Additionally, the side of the house features external power points, a security light, and an outdoor water supply.

Rear

To the rear of the property is an enclosed garden features a slate slatted patio area. A path extends from the patio down the side of the house, leading to a gate that provides access to the front of the property. Steps made from railway sleepers lead up to the lawned area, and there is a decking area at the bottom of the garden. Outdoor lighting runs along the fence on the right-hand boundary. The property also has external power points and is bordered by mature hedges on the left-hand side and rear boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at

1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

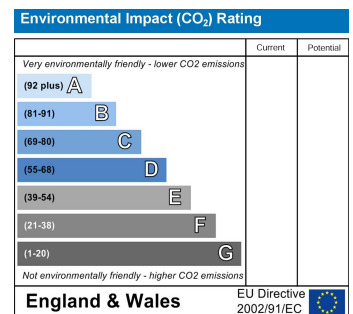
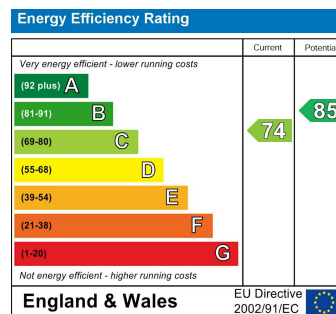
Property Tenure is Freehold

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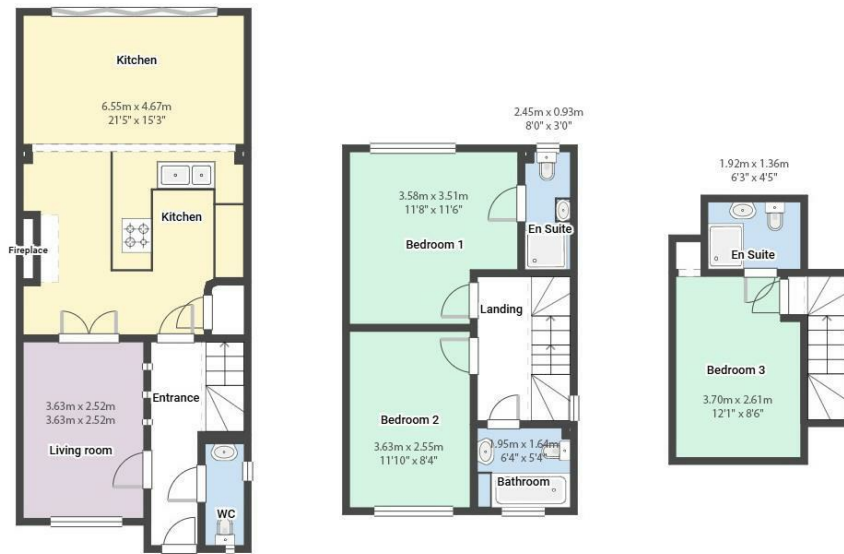
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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