

HoldenCopley

PREPARE TO BE MOVED

Cole Lane, Borrowash, Derbyshire DE72 3GP

£550,000

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NOT TO BE MISSED...

This stunning newly built three-bedroom detached dormer bungalow offers modern living at its finest, finished to an exceptionally high standard throughout. Accessed via electric private gates with its own driveway and garden, the home boasts a bespoke kitchen with premium integrated appliances, Karndean flooring, and underfloor heating to the ground floor.

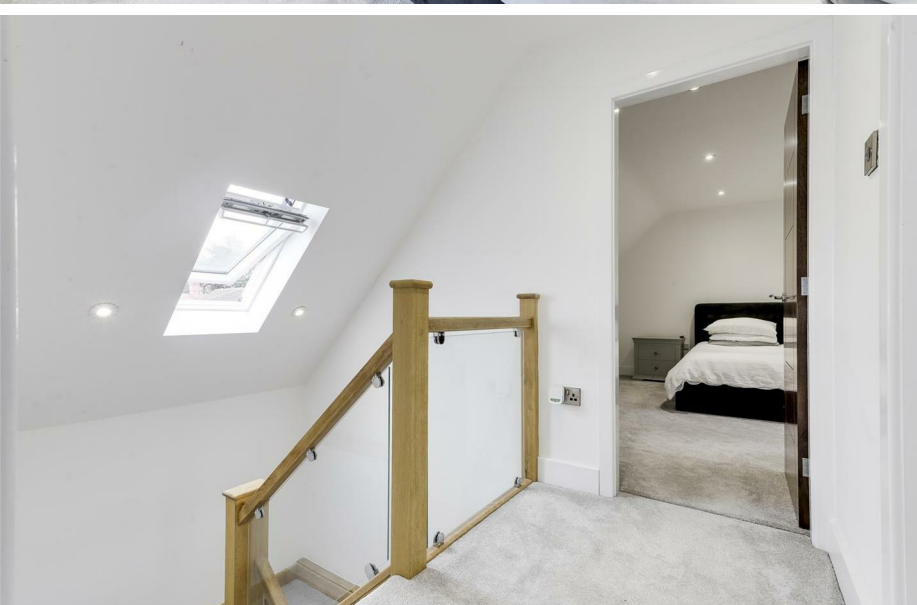
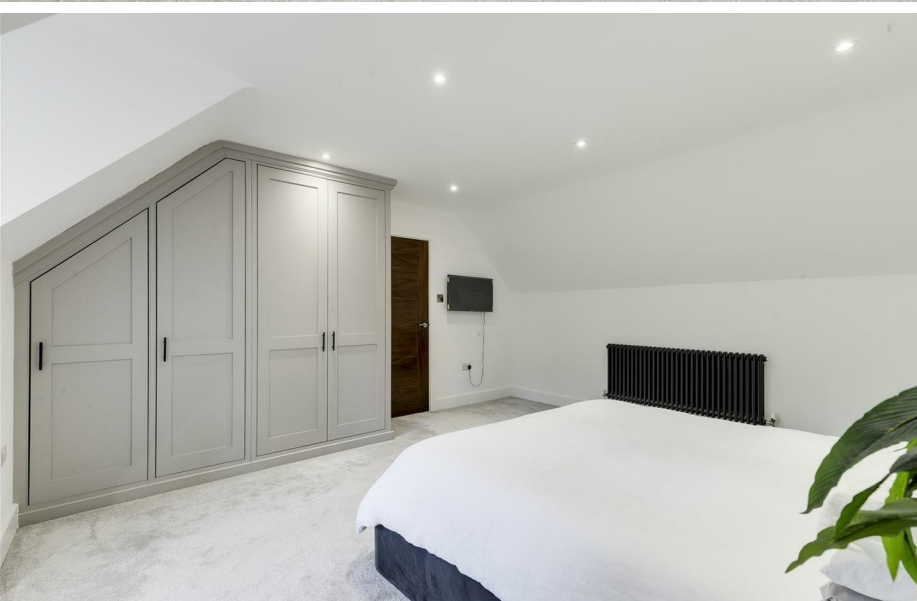
The ground floor comprises an inviting entrance hall, a spacious double bedroom, a versatile snug/optional fourth bedroom, a contemporary bathroom, and an impressive open-plan kitchen, dining, and living area. A striking full-height gable window floods the space with natural light, complemented by a central breakfast bar, French doors to the garden, and stylish design features throughout.

Upstairs are two further double bedrooms, including a master with fitted wardrobes and a second bedroom with an internal balcony overlooking the living space. Both are serviced by a modern bathroom suite.

Externally, the home enjoys a private enclosed rear garden with a patio seating area, front lawn, and ample off-road parking. Positioned in the desirable village of Borrowash, it is within walking distance of shops, schools, and local amenities, while also offering excellent commuter links via the A52 and M1.

This unique, one-of-a-kind home perfectly blends luxury, practicality, and location – making it a must-view property.





- Private Gated Dwelling
- Three Spacious Bedrooms
- Open Plan Kitchen Living Area
- Bespoke Fitted Kitchen With Integrated Appliances
- Contemporary Three-Piece Bathroom Suites
- Enclosed Rear Garden
- Ample Off-Road Parking
- No Upward Chain
- Village Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

16'7" x 9'10" (5.08 x 3.02)

The entrance hall features Karndean flooring with underfloor heating, carpeted stairs with recessed LED lighting, a glass-banister staircase, a built-in cupboard, recessed spotlights, and a single composite door providing access to the accommodation.

Shower Room

7'6" x 5'6" (2.31 x 1.70)

The shower room includes a low-level dual-flush W/C, a vanity unit with wash basin, a shower enclosure with a wall-mounted electric shower and handheld showerhead, a chrome heated towel rail, an LED mirror, an extractor fan, a built-in cupboard, tiled flooring with underfloor heating, tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Kitchen/Living Area

26'8" x 15'2" (8.13 x 4.63)

The kitchen features a range of fitted handleless base and wall units with worktops, a breakfast bar, an integrated induction cooktop with downdraft extractor system, a ceramic undermount sink with pull-out mixer tap, an integrated double oven, integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge-freezer, large integrated wine cooler, extractor fan, Karndean flooring with underfloor heating, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors opening onto the rear garden.

The living room benefits from Karndean flooring with underfloor heating, recessed spotlights, a UPVC double-glazed window to the side elevation, and a UPVC double-glazed full-height gable-style feature window to the front elevation.

Snug

11'1" x 9'1" (3.38 x 2.79)

The snug features Karndean flooring with underfloor heating, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Three

14'5" x 10'11" (4.41 x 3.35)

The third bedroom features carpeted flooring with underfloor heating, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

6'9" x 4'0" (2.07 x 1.22)

The landing features carpeted flooring, a Velux window, recessed spotlights, and provides access to the first-floor accommodation.

Master Bedroom

18'2" x 14'5" (5.55 x 4.40)

The main bedroom features carpeted flooring, a column radiator, built-in wardrobes, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Two

15'2" x 14'9" (4.64 x 4.52)

The second bedroom features carpeted flooring, a column radiator, two Velux windows, recessed spotlights, and an internal balcony overlooking the living area.

Bathroom

10'5" x 6'8" (3.20 x 2.04)

The bathroom features a concealed low-level dual-flush W/C, a wall-mounted vanity unit with a countertop wash basin, a panelled bath with a mains-fed shower and handheld showerhead, a chrome heated towel rail, an LED mirror, an electric shaving point, an extractor fan, marble-effect tiled flooring, partial marble-effect wall tiling, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

The property is set back from the main road and features a long access driveway

leading to the house, a natural lawn, mature pine trees, courtesy lighting, and partially fenced boundaries. To the side of the property is a driveway providing off-street parking.

Rear

To the rear of the property is a garden featuring a natural lawn, planter borders with various shrubs and a mature tree, a paved patio seating area, external lighting, and fenced boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Superfast available - 30 Mbps (download) 6 Mbps (upload)
- Phone Signal – Good 4G/5G Coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

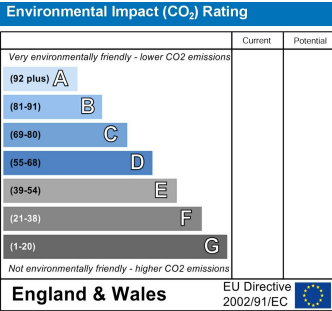
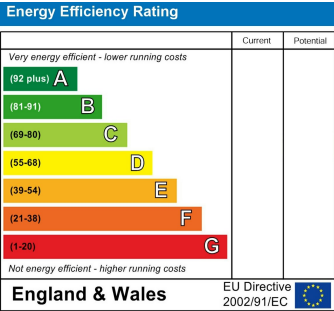
DISCLAIMER

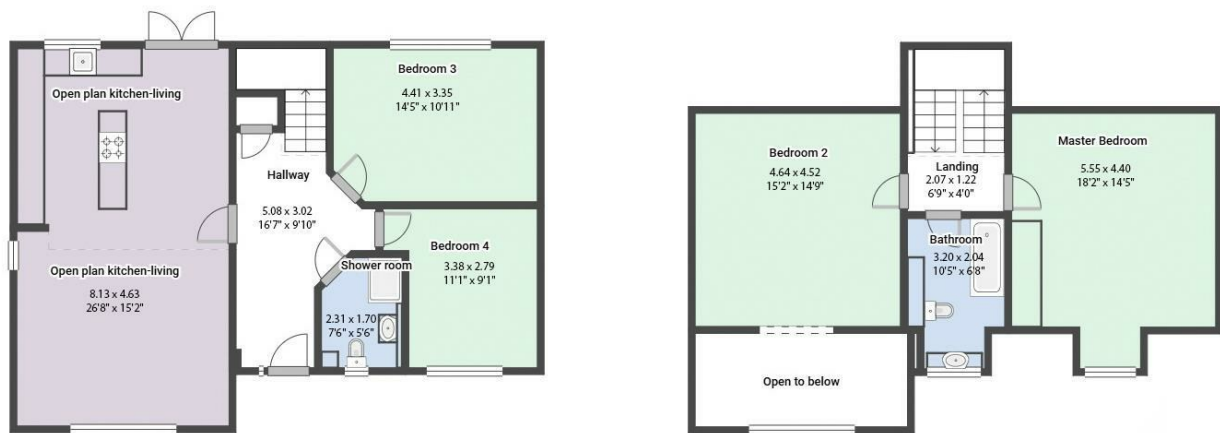
Council Tax Band Rating - Erewash Borough Council - Band TBC
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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