# Holden Copley PREPARE TO BE MOVED

Victoria Avenue, Borrowash, Derbyshire DE72 3HG

Offers Over £240,000

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### OFFERS OVER £240,000

### PREPARE TO BE IMPRESSED...

Offered to the market with no upward chain, this Victorian two-bedroom detached home provides ideal accommodation for buyers looking to move straight into a cosy and unique home of their dreams. With abundant flair and character, this home is situated in the tranquil village of Borrowash, whilst remaining within easy reach of a range of local amenities, including shops, parks, eateries, and is within catchment to the excellent Redhill Primary School. Also benefitting from excellent transport links into Derby and Nottingham City Centres, to the MI Motorway, and the A50, this home is suited for a range of buyers. Internally, the ground floor boasts an inviting entrance and dining area with stylish partially panelled walls, flowing seamlessly into the warm and cosy snug, complete with a fireplace and double French doors opening out to the rear garden. The living room exudes warmth and character, featuring a log burner fireplace with exposed brick as a striking focal point. The generous, well-appointed kitchen also benefits from access to a convenient W/C. Upstairs, the first floor is home to the double master bedroom featuring a closed-off original fireplace, as well as an additional second bedroom, serviced by a spacious three piece bathroom suite. Externally, the front of the home offers off-street parking, gated access to the rear, and a range of hedges and shrubs. To the rear of the property is a contemporary country garden, designed to provide year-round interest with minimum maintenance. The garden consists of a paved patio seating area, leading onto a large lawn, with topiary, beautifully planted raised beds, and hedged boundaries. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its cosy layout, beautiful garden, and village location, this is a home you won't want to miss.

MUST BE VIEWED











- Characteristic Detached Home
- Two Well-Proportioned Bedrooms
- Living Room With Feature Log Burner
   & Bow Window
- Cosy Snug With Double French
   Doors
- Inviting Entrance Room & Dining Area
- Contemporary Fitted Kitchen
- Spacious Family Bathroom
- Beautiful Contemporary Rear Garden
- Off-Street Parking
- No Upward Chain | Must Be Viewed









### **GROUND FLOOR**

### Entrance & Dining Room

 $14^{\circ}9'' \times 6^{\circ}6'' (4.52m \times 1.99m)$ 

The entrance & dining area has wood-effect flooring, carpeted stairs, partially panelled walls, a radiator, coving to the ceiling, three UPVC double-glazed windows to the side elevation, a single UPVC door providing access into the accommodation, and arched open access to the snug.

### Snug

 $14^{8}$ " ×  $7^{4}$ " (4.49m × 2.26m)

The snug has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, partially panelled walls, an in-built storage cupboard, coving to the ceiling, and double French doors leading out to the rear garden.

### Living Room

 $15^{10}$ " ×  $11^{3}$ " (4.85m × 3.43m)

The living room has wood-effect flooring, a feature gas fired log burner in a recessed chimney breast alcove with exposed brick, a decorative surround and a hearth, a radiator, a TV-point, coving to the ceiling, a UPVC double-glazed window to the side elevation, and a UPVC double-glazed bow window to the front elevation.

### Kitchen

 $10^{6}$ " ×  $9^{1}$ " (3.22m × 2.77m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with mixer tap and drainer, an integrated oven with an electric hob and extractor fan, a fridge freezer, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

### W/C

 $3^{3}$ " ×  $2^{7}$ " (I.0lm × 0.8lm)

This space has a low level flush W/C, tiled flooring, coving to the ceiling, and a UPVC double-glazed obscure window to the side elevation.

### FIRST FLOOR

### Landing

 $5^{\circ}$ II" ×  $4^{\circ}$ 5" (I.82m × I.35m)

The landing has carpeted flooring, a UPVC double-glazed stained glass window to the side elevation, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

 $15^{\circ}10'' \times 11^{\circ}3'' (4.85m \times 3.43m)$ 

The main bedroom has carpeted flooring, a closed-off original fireplace, a radiator, coving to the ceiling, a ceiling rose, and two UPVC double-glazed windows to the front and side elevations.

### Bedroom Two

 $11^5$ " × 8°0" (3.48m × 2.46m)

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

### **Bathroom**

 $8^{5}$ " ×  $7^{3}$ " (2.59m × 2.21m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted electric handheld shower fixture, tiled flooring, partially panelled walls, a radiator, a built-in storage cupboard, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

### **OUTSIDE**

### Front

To the front of the property is a driveway providing off-street parking, a gravelled area, gated access to the rear, planted borders, and boundaries made of fence panelling and brick wall.

### Rear

To the rear of the property is a private enclosed garden. The garden consists of a paved patio seating area, leading onto a large lawn, with topiary, beautifully planted raised beds, and hedged boundaries.

### ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – Restrictive Covenants

Other Material Issues – No

### **DISCLAIMER**

Council Tax Band Rating - Erewash Borough Council - Band C

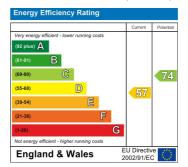
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

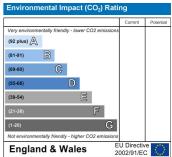
The vendor has advised the following: Property Tenure is freehold.

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## Victoria Avenue, Borrowash, Derbyshire DE72 3HG







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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