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Victoria Avenue
Borrowash, Derby
Offers in excess of: £195,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



STYLISH CHARACTER HOME - A beautifully presented and comprehensively upgraded two bedroom character mid terraced home, offering a charming combination of modern living and traditional appeal. Situated in the desirable village of Borrowash. The property is perfectly positioned, offering convenient access to local amenities and transport links. This is a must-see for a first time buyer, young professional or person looking to downsize.

The property offers a light and inviting living accommodation that has been presented to a tasteful neutral theme throughout and includes a stylish lounge, beautiful breakfast kitchen with range cooker and breakfast bar and understairs storage/utility. The first floor leads to a spacious primary bedroom, bedroom two with delightful views over the rear garden and a well appointed contemporary bathroom.

Outside, the property has a walled forecourt and to the rear a true feature of this beautiful home is the generous landscaped garden plot that backs onto open fields.





The Detail

This delightful character two bedroom mid terraced home on Victoria Avenue in Borrowash combines stylish presentation with a fantastic position backing onto open fields. This property has been comprehensively upgraded and presented to a high standard by the current vendor.

Upon entering, the light-filled lounge offers a warm welcome, with a wall-mounted picture frame style electric fire creating an inviting atmosphere. The beamed ceiling and panelled window offer a character feel. There is a glass-panelled door leading into the beautifully appointed breakfast kitchen. Featuring white-panelled units with chrome handles, slate-effect work surfaces, and integrated appliances, this space is both functional and stylish. The kitchen also includes a built-in breakfast bar and offers direct access to the rear garden, where the property's outdoor space truly shines.

Upstairs, the first floor landing leads to two well proportioned bedrooms, including a spacious primary bedroom to the front and bedroom two to the rear with views over the beautiful rear garden. The contemporary bathroom features a modern three-piece suite with panelled bath with chrome fittings, including a rain shower, wc and wash hand basin. There is also a useful boiler/airing cupboard with access

The beautiful enclosed rear garden is a standout feature of this home, offering an extensive, enclosed area that backs onto tranquil fields, providing stunning, uninterrupted views. This peaceful setting creates an ideal space for relaxation and outdoor entertaining, with a large lawn, paved pathway, and concrete block seating area perfect for alfresco dining. The garden also includes a timber framed shed, gravelled channels enclosed by well-established hedgerows and fencing.





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The Location

The property is location is just a short walk away from the heart of Borrowash village centre, close to a good range of local amenities including the Ashbrook Infant and Junior School, supermarket, post office, shopping outlets, local pubs and restaurants.

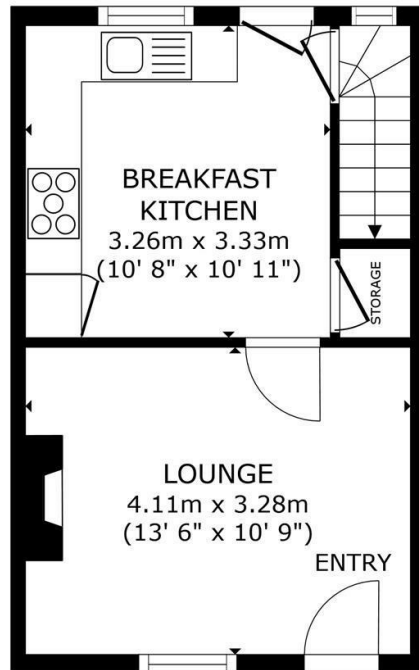
Borrowash is very conveniently located close to the A52 making it within easy commuting distance to both Derby and Nottingham as well as M1 and the main motorway network and East Midlands International Airport.

The property is within easy reach of neighbouring villages and amenities of Ockbrook, Risley, Draycott, Breaston, Thulston and the beautiful grounds of Elvaston Castle and Country Park.

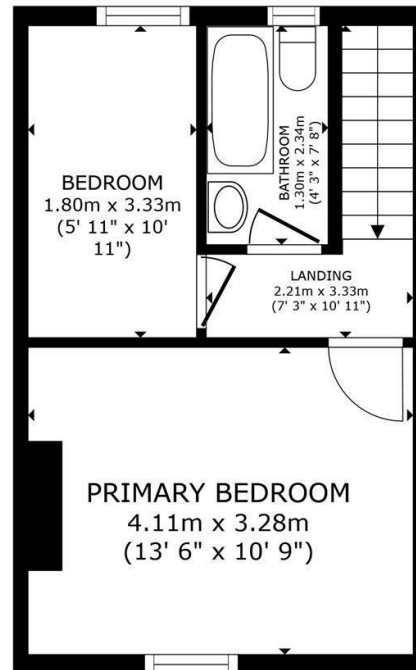








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 27.6 m² (297 sq.ft.) FLOOR 2 27.6 m² (297 sq.ft.)
TOTAL: 55.2 m² (594 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Superb Character Mid Terraced Home
- Beautifully Upgraded - Tasteful Neutral Presentation
- Ideal for First Time Buyer, Young Professionals or Person Looking to Downsize
- Stylish Lounge with Beamed Ceiling & Feature Electric Fireplace
- Beautifully Appointed Breakfast Kitchen with Range Cooker & Understairs Utility
- Two Well Proportioned Bedrooms & Contemporary Bathroom
- Generous Landscaped Rear Garden Backing onto Open Fields
- Located in the Heart of the Village close to Excellent Amenities
- Excellent Access to Derby & Nottingham
- Close to Elvaston Castle & Country Park

Size

Approx 594.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

A

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Let's *Talk*

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