



Mear Drive,  
Borrowash, Derbyshire  
DE72 3QW

**Price Guide £195-200,000**

**Freehold**





THIS IS A TWO DOUBLE BEDROOM END PROPERTY WHICH IS SITUATED ON A QUIET CUL-DE-SAC, ADJACENT TO OPEN FIELDS AND COUNTRYSIDE.

This is a good size property which we feel will suit a whole range of buyers, from people who might be buying their first property to those who might be downsizing from a larger home and are looking for a property that is easily maintained and conveniently located. For the size of the accommodation and the privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property has a quiet location that is easily accessible to the amenities and facilities provided by Borrowash, as well as being close to the A52 which provides good access to both Nottingham and Derby.

The property has parking for two vehicles at the front and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives the benefits from having a gas central heating system and double glazing and includes a reception hall leading into the lounge/sitting room, the dining kitchen has double opening French doors leading into the conservatory and this provides a further seating area and connects to the private rear garden. To the first floor the landing leads to the two double bedrooms, both of which have ranges of fitted bedroom furniture and the shower room which includes a mains flow shower system. Outside there is parking at the front for two vehicles, access via the right hand side of the property where there is a wide path that provides an excellent storage area and at the rear of the house there is an Indian sandstone patio leading onto a lawned area, a further patio at the bottom of the garden and the garden being kept private by having fencing to the boundaries.

Borrowash has a number of local amenities and facilities including a Co-op store, a Bird's bakery and an excellent local butcher, there are further shopping facilities found in nearby Long Eaton, Spondon where there is an Asda store and Pride Park, there are healthcare and sports facilities which includes several local golf courses, walks in the surrounding countryside and at Elvaston Castle which is literally only a few minutes drive away and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Porch

Open porch with an outside light leading through a wood panelled door with leaded inset glazed panels to:

## Reception Hall

Stairs with hand rail leading to the first floor, laminate flooring, radiator and Georgian glazed door to:

## Lounge/Sitting Room

9'8" x 14'11" approx (2.95m x 4.55m approx)

Double glazed window to the front, Adam style fireplace incorporating an electric log burning stove with an inset and hearth, radiator, laminate flooring, cornice to the wall and ceiling and Georgian glazed door to:

## Dining Kitchen

13' x 8'7" approx (3.96m x 2.62m approx)

The kitchen is fitted with a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface with space and plumbing for an automatic washing machine, cupboards, drawers and oven beneath, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the work surface areas, double glazed window looking into the conservatory, radiator, tiled flooring, double glazed, double opening French doors leading into the conservatory, cornice to the wall and ceiling and an understairs storage cupboard.

## Conservatory

10' x 9'8" approx (3.05m x 2.95m approx)

Having double glazed, double opening French doors leading to the rear garden, double glazed windows to the rear and right hand side with high level opaque double glazed windows to the left, vaulted polycarbonate roof and tiled flooring.

## First Floor Landing

The balustrade continues from the stairs onto the landing and there is a hatch to the loft.

## Bedroom 1

13'4" to 11'6" x 9'3" approx (4.06m to 3.51m x 2.82m approx)

Double glazed window to the rear, radiator and a range of built-in wardrobes.



## Bedroom 2

11'6" x 8'3" approx (3.51m x 2.51m approx)

Double glazed window to the front, range of built-in wardrobes, built-in airing/storage cupboard and a radiator.

## Shower Room

Being fully tiled the shower room includes a walk-in shower with a mains flow shower system, tiling to two walls and protective glazed screens, pedestal wash hand basin with a mixer tap and mirror fronted cabinet above, low flush w.c., tiled flooring, chrome ladder towel radiator, extractor fan and an opaque double glazed window.

## Outside

There is parking for two vehicles at the front of the property with a pebbled area and path leading to the front door and across the front of the house where there is a gate providing access to the rear. To the right hand side of the parking area there is a pebbled bed and natural screening to the boundary.

At the rear of the house there is an Indian sandstone patio area which extends down the side of the property with a gate providing access to the front, there is a lawned area leading onto a further patio at the bottom of the garden and there is wooden fencing to the three boundaries and an outside water supply is provided.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott and into Borrowash. At the T junction turn left onto Nottingham Road, left onto Brook Road and Mear Drive can be found at the head of the road.

7621AMMP

## Council Tax

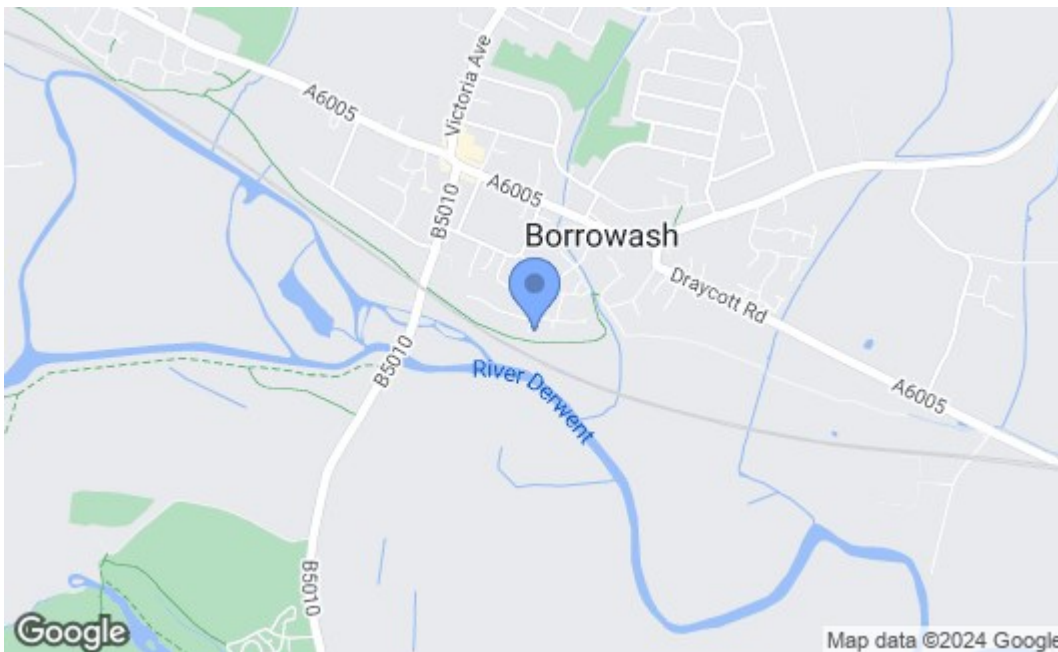
Erewash Borough Council Band B





46 MEAR DRIVE, BORROWASH, DERBY DE72 3QW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.