



Victoria Avenue,  
Borrowash, Derbyshire  
DE72 3HG

**Price Guide £285-295,000**

**Freehold**





THIS IS AN INDIVIDUAL DETACHED PROPERTY WHICH HAS A COTTAGE STYLE AND PROVIDES WELL PROPORTIONED GROUND FLOOR ACCOMMODATION WITH TWO GOOD SIZE BEDROOMS AND A PRIVATE, LANDSCAPED GARDEN TO THE REAR.

Being situated on Victoria Avenue, this individual detached property has been maintained to a high standard and is ready for immediate occupation by a new owner. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation included and privacy of the landscaped rear garden to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to the amenities and facilities provided by Borrowwash and to the A52 which connects to Derby and Nottingham.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of having gas central heating with a relatively new boiler having been installed and double glazing throughout. The property is entered through the main entrance door at the side where there is a dining hallway, the main lounge which is positioned at the front of the house and this has a gas log effect stove, there is a snug/sitting room with double opening French doors leading out to the rear garden, a well fitted kitchen with wall and based units and a most useful ground floor w.c. To the first floor the landing leads to the two bedrooms and the shower room. Outside is off road parking and a pebbled area at the front with an archway and double gates leading to the path that takes you to the main entrance door and to a gate which provides access to the rear garden. The rear garden is a particularly important feature of this lovely home with it having been landscaped with an astroturf lawn, patio area and an archway leading to the lawned garden which has several raised beds and hedging and fencing to the boundaries.

Borrowwash is a very popular village with a Co-op store, quality butchers, fishmongers and a Bird's bakery with further shopping facilities found at Spondon where there is an Asda, Pride Park and at Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are local schools for all ages within easy reach, healthcare and sports facilities which includes several local golf courses, walks at Elvaston Castle and the nearby picturesque countryside and the 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.





The main entrance door is at the side of the house and this a UPVC door with inset opaque glazed panel with glazed windows with fitted blinds to either side leading into:

### Dining Hallway

14'4 x 6'2 approx (4.37m x 1.88m approx)

The dining hallway has a double glazed window with fitted blind to the side, the stairs lead to the first floor, laminate flooring, cornice to the wall and ceiling, feature radiator, panelling to the lower parts of the walls and an archway leading to the sitting/snug area at the rear, laminate flooring and the electric consumer unit and meter are housed in a fitted cupboard.

### Lounge/Sitting Room

15'6 x 10'9 approx (4.72m x 3.28m approx)

Double glazed bow window to the front with a double glazed window to the side, gas log effect stove set in a feature brick chimney breast with an Adam style surround and tiled hearth, cornice to the wall and ceiling, laminate floor and a radiator.

### Snug/Sitting Room

14'3 to 11' x 8'6 to 7' approx (4.34m to 3.35m x 2.59m to 2.13m approx)

Double glazed French doors leading out to the rear garden, feature coal effect gas fire with a hearth, built-in storage cupboard, feature arched recess, panelling to the lower parts of the walls, cornice to the wall and ceiling and a door with inset glazed panels leading to:

### Kitchen

The kitchen has Shaker style units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has cupboards, drawers and oven and housings for both a dishwasher and automatic washing machine below, upright shelved pantry style cupboard, space for an upright fridge/freezer, matching eye level wall cupboards, tiling to the walls by the work surface areas, hood to the cooking area, double glazed window with blind to the rear, radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

### Ground Floor w.c.

Having a low flush w.c., opaque double glazed window and cornice to the wall and ceiling.

### First Floor Landing

Feature stained glass window to the side, cornice to the wall and ceiling and wood panelled doors leading to the bedrooms and bathroom.

### Bedroom 1

15'6 x 10'8 approx (4.72m x 3.25m approx)

Double glazed windows to the front and side, radiator, feature original cast iron style fireplace and cornice to the wall and ceiling.

### Bedroom 2

11' x 10'8 to 6'2 approx (3.35m x 3.25m to 1.88m approx)

Double glazed window to the rear, cornice to the wall and ceiling, radiator, pine door leading to a built-in storage cupboard.

### Shower Room

The shower room includes a corner shower with an electric shower, tiling to two walls, a glazed door and protective screens, pedestal wash hand basin with mixer tap and a double mirror fronted cabinet with lighting above, low flush w.c. with a glazed shelf above, radiator, panelling to the walls, double glazed window with a fitted blind and an Ideal boiler housed in a built-in cupboard.

### Outside

At the front of the property there is a driveway and pebbled area with borders to the sides and a fence to both side boundaries, archway with a climbing rose and double gates leading to the path which provides access to the main entrance door of the house at the side and a gate leading through to the rear garden with there being outside lighting by the front door.

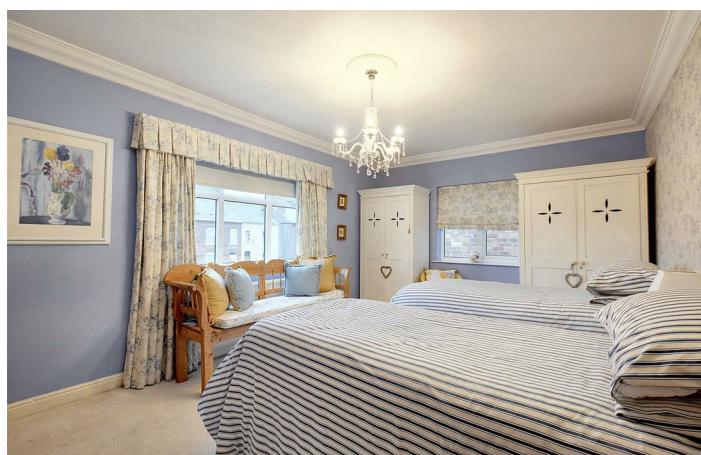
The rear garden has been landscaped and has an astroturf lawn leading onto a large patio area with a shed on the left hand side and a bin storage area and a gate providing access to the front. There are raised beds and an archway with honeysuckle leading onto the lawned garden which has several raised and well planted beds with a slate chipped area in the middle of the garden, there is a further archway and trellis fencing towards the bottom of the garden and the garden is kept private by having hedging to the side boundaries and a fence to the rear. An outside light, power points and external water supply are provided.

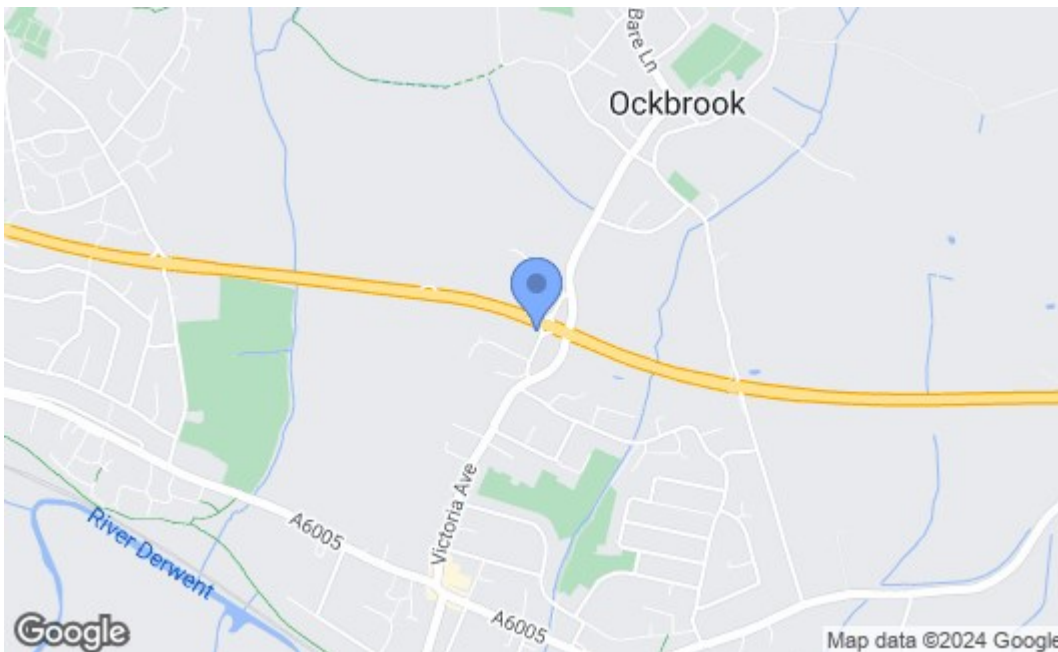
### Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the villages of Breaston and Draycott and onto Derby Road which then becomes Draycott Road. Continue for some distance turning left at the junction onto Nottingham Road, following the road where Victoria Avenue can be found on the right.  
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### Council Tax

Erewash Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		57	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.