



Balmoral Road,  
Borrowash, Derbyshire  
DE72 3FZ

**£280,000 Freehold**



A GREAT SIZE EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY IN THE SOUGHT AFTER VILLAGE OF BORROWASH, BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that has been well maintained and offers spacious accommodation throughout with potential to . The property has been extended to the side, front and rear and now provides a ground floor w.c. and sits on a wide plot offering off the road parking to the front with an integral garage. The property is well placed for easy access to the local amenities provided by Borrowash which includes a number of local shops, schools for younger children and being located off the A52 is very accessible to both Nottingham and Derby. We strongly recommend that interested parties do take a full inspection so they are able to see the whole property for themselves.

The property is constructed of brick to the external elevations all under a tiled roof and benefits from modern conveniences such as gas central heating. In brief the accommodation comprises of an large entrance hallway with storage cupboard, large open lounge diner with a bay window, conservatory and breakfast kitchen, utility/w.c. To the first floor, the landing leads to three double bedrooms and a family shower room and seperate WC. Outside, as previously mentioned, there is ample off the road parking to the front provided by a block paved driveway which leads to the right hand side and side elevations, a privately enclosed rear garden with a detached garage.

Borrowash village is extremely popular and has a Co-op convenience store, Bird's bakery, a butchers, fishmongers and other shops, there are local schools within easy reach, healthcare and sports facilities, walks in the surrounding picturesque countryside including Elvaston Castle, there are a number of well known local pubs at nearby Ockbrook which again is only a few minutes drive away and the excellent transport links include J25 of the M1, East Midlands Airport, stations at East Midlands Parkway, Derby and Long Eaton and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

6'4 x 13'8 approx (1.93m x 4.17m approx)

Wooden double glazed front door with UPVC obscure window to the side, carpeted flooring, wall lights, radiator and built-in storage cupboard.

### Lounge/Diner

22' x 15'6 approx (6.71m x 4.72m approx)

L shaped room with wooden double glazed window to the front, sliding metal doors to the rear, carpeted flooring, radiator, ceiling lights, sliding doors to the kitchen and archway to:

### Inner Lobby

With doors to:

### Utility/Ground Floor w.c.

7'4 x 5' approx (2.24m x 1.52m approx)

Wooden double glazed windows to the rear, linoleum flooring, radiator, ceiling light, work surface with space for a washing machine under, low flush w.c. and corner wash hand basin with tiling and built-in cupboard. Wooden and glazed door to the rear garden.

### Breakfast Kitchen

9'3 x 9'6 approx (2.82m x 2.90m approx)

Wooden double glazed window to the rear with wooden door having an inset glazed panel to the side, linoleum flooring, radiator, ceiling light, wall and base units with work surfaces over, inset sink and drainer, tiled splashbacks, space for a cooker, fridge freezer and tumble dryer.

### Conservatory

9' x 7'6 approx (2.74m x 2.29m approx)

UPVC double glazed sliding doors to the rear and windows to the side, wooden double glazed window to the utility, carpeted flooring and wall light.

### First Floor Landing

11'1 x 2'10 approx (3.38m x 0.86m approx)

Ceiling light, carpeted flooring, loft access hatch, built-in storage cupboards and doors to:

### Bedroom 1

11'8 x 14'4 approx (3.56m x 4.37m approx)

Wooden double glazed window to the front, carpeted flooring, ceiling light, wall lights, radiator, built-in wrap around storage units, corner built-in storage cupboard over the stairs, offering the potential to be changed into an en-suite.

### Bedroom 2

9'1 x 13'6 approx (2.77m x 4.11m approx)

Wooden double glazed window to the front, carpeted flooring, ceiling light, radiator, coving and built-in storage cupboards with vanity and wardrobes.

### Bedroom 3

8'4 x 11'4 approx (2.54m x 3.45m approx)

Wooden double glazed window to the rear, carpeted flooring, ceiling light, coving, radiator and built-in wardrobe for storage.

### Shower Room

7'9 x 6'7 approx (2.36m x 2.01m approx)

Wooden double glazed window to the rear, carpeted flooring, ceiling light, radiator, enclosed corner shower unit with mains fed shower, tiled walls and free standing sink with built-in storage cupboards.

### Separate w.c.

5'5 x 4'7 approx (1.65m x 1.40m approx)

Obscure wooden double glazed window to the rear, carpeted flooring, ceiling light, low flush w.c. and corner wash hand basin.

### Outside

There is a large block paved driveway offering parking for at least two cars leading to the garage, large border with established shrubs and plants to both sides, courtesy lighting and attractive brick built archway with a fenced door to the side giving access to the rear garden. The block paving extends round from the front to the side and rear with the garden being enclosed with fencing, planted beds, rocky area and lawned garden. There is also a garden shed.

### Integral Garage

16'2 x 8'8 approx (4.93m x 2.64m approx)

Brick built garage with an up and over door to the front, light and power.

### 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 into Nottingham Road, right into Barrons Way and right again into Balmoral Road.

7866AMJG

### Council Tax

Erewash Borough Council Band C



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(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.