



Ashmeadow,
Borrowash, Derbyshire
DE72 3LA

£349,950 Freehold



A FULLY REFURBISHED TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING, LOW MAINTENANCE GARDEN AND GARAGE.

Robert Ellis are delighted to bring to the market this well presented and fully refurbished to a high standard, two double bedroom detached bungalow. The property has recently undergone a major transformation by the current vendors and has been re-wired throughout, new double glazing throughout, a new gas central heating system throughout, plastering, new kitchens and bathrooms, general decoration, a new driveway and works to the rear garden. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge, kitchen with integrated appliances, family shower room and two generous bedrooms with the master benefiting from fitted wardrobes and French doors leading to the rear garden. To the front of the property there is ample off street parking available with access to the side through a gate. To the rear there is a low maintenance and enclosed garden with a patio area, artificial turf and garage with power and lighting supply.

The property sits within a quiet cul-de-sac location and is within walking distance to the village centre of Borrowash where shops, butchers, hairdressers and bars can be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.



Entrance Hallway

Composite front door, LVT flooring, built-in storage cupboard, radiator, loft access and spotlights.

Lounge

20'7 × 11' approx (6.27m × 3.35m approx)
UPVC double glazed bay window to the front, UPVC double glazed French doors to the rear, LVT flooring, radiator and spotlights.

Kitchen

8'8 × 10'3 approx (2.64m × 3.12m approx)
UPVC double glazed window to the front, UPVC double glazed door to the rear, LVT flooring, wall and base units with work surfaces over, inset sink and drainer, space for fridge/freezer, integrated electric oven and hob with extractor fan over, spotlights, integrated dishwasher, integrated washing machine and a radiator.

Bedroom 1

12'6 × 10'3 approx (3.81m × 3.12m approx)
UPVC double glazed French doors to the rear, LVT flooring, radiator, fitted wardrobes and ceiling light.

Bedroom 2

11'9 × 8'9 approx (3.58m × 2.67m approx)
UPVC double glazed window to the rear, LVT flooring, radiator and ceiling light.

Shower Room

5'4 × 7'4 approx (1.63m × 2.24m approx)
Obscure UPVC double glazed window to the front, tiled flooring, top mounted sink, low flush w.c. heated towel rail, double enclosed shower unit and spotlights.

Outside

To the front of the property there is off street parking and to the rear there is a patio area, low maintenance garden with artificial lawn.

Garage

Up and over door to the front, power and lighting.

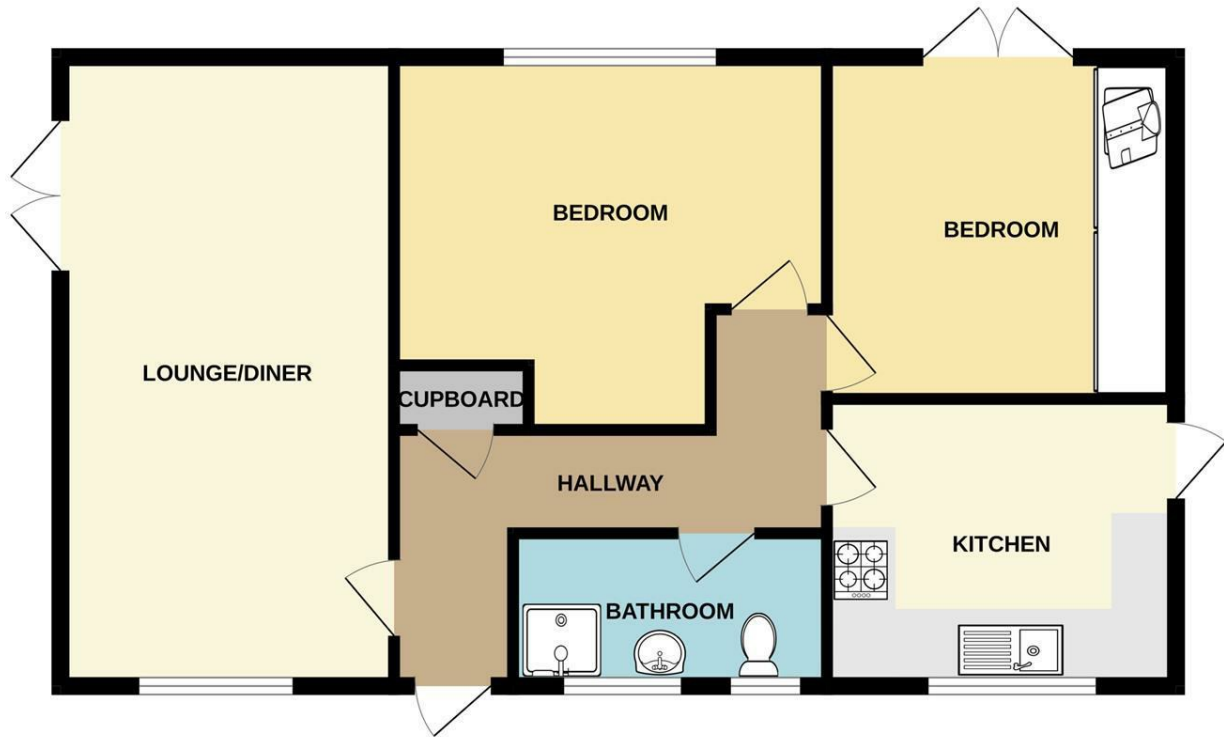
Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston, Draycott and into Borrowash. At the T junction turn left onto Nottingham Road, left onto Central Avenue. Follow the road around and Ashmeadow can be found as the fourth turning on the left hand side.
7895AMRS

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.