

Deans Drive,
Borrowash, Derbyshire
DE72 3HQ

Price Guide £340-345,000

Freehold



THIS IS AN INDIVIDUAL, DETACHED THREE DOUBLE BEDROOM HOME WITH TWO EN-SUITE SHOWER ROOMS, A MAIN BATHROOM AND AN EXCLUSIVELY FITTED AND EQUIPPED LIVING/DINING KITCHEN.

Being located on Deans Drive which is a road close to the heart of Borrowash village, this three double bedroom detached home was built approximately three years ago and offers highly appointed accommodation arranged on three levels. For the size and quality of the accommodation included, we recommend that interested parties do take a full inspection where they will see several interesting features throughout the property which help to set it from other similar properties in the area. The property is well placed for easy access to all the amenities and facilities provided by Borrowash as well as to excellent transport links which help to provide easy access to both Derby and Nottingham.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits from having gas central heating with underfloor heating to the ground floor and double glazing throughout. The house is entered through a stylish composite front door and has a reception hall with a ground floor w.c. off, lounge with double opening glazed doors leading into the exclusively fitted living/dining kitchen which has a log burning stove, feature exposed brickwork to the walls and bi-folding doors with fitted blinds leading out to the rear garden. To the first floor the landing leads to two double bedrooms with the main bedroom having an en-suite shower room and to the family bathroom which has a shower over a P shaped bath and to the second floor there is a further double bedroom which also has an en-suite shower room. Outside there is off road parking at the front for two vehicles with a path running down the right hand side of the house through a gate to the rear. The rear garden has been landscaped with a slabbed patio, lawn and decked area with the garden being kept private by having fencing and mature hedging to the boundaries.

Borrowash is a sought after village with a number of local amenities and facilities which includes a Co-op store, Bird's bakery, a quality butchers, fishmongers, there are excellent local schools within easy reach, healthcare and sports facilities which includes several local golf courses, walks at nearby Elvaston Castle and the open surrounding countryside, there are various pubs in Ockbrook which is 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 which extends across the front of the property with outside lighting to either side of the stylish composite front door which has an inset vertical opaque glazed panel and brushed stainless steel handle leading to:

Reception Hall

The reception hall has a feature brick wall to the left hand side with three vertical glazed panels letting in natural light from the lounge, stairs with balustrade leading to the first floor, recessed lighting to the ceiling, oak doors leading to the living/dining kitchen, lounge and ground floor w.c., tiled flooring with underfloor heating and two feature wall lights.

Ground Floor w.c.

Having a white low flush w.c. and a hand basin with a mixer tap, tiled splashback with a mirror having ambient lighting to the wall above and three drawers below, two opaque double glazed windows, tiled flooring with underfloor heating, recessed lighting to the ceiling and an extractor fan.

Lounge/Sitting Room

11'9 x 8'2 approx (3.58m x 2.49m approx)

The lounge has a double glazed window to the front, cornice to the wall and ceiling, carpeted flooring with underfloor heating, USB charging points to one of the power points, TV aerial point, recessed lighting to the ceiling and double opening glazed doors leading into the living/dining kitchen.

Living/Dining Kitchen

21'5 x 15'6 approx (6.53m x 4.72m approx)

The kitchen area within this large open plan living space has grey handle-less soft closing units with quartz work surfaces and includes a 1½ bowl sink with a hot water mixer tap and an induction hob with a built-in extractor set in a quartz work surface which extends to three sides and has cupboards, drawers and an integrated dishwasher below, integrated upright fridge/freezer, oven and combination oven with drawers below and cupboard over, shelved upright pantry cupboard, exposed feature brickwork to one wall and exposed RSJ steel work, brick chimney breast incorporating a log burning stove with a hearth and recessed lighting to the ceiling.

The sitting area within this large open plan living space has bi-folding doors with fitted blinds leading out to the rear garden, feature vaulted ceiling with three electrically operated Velux windows and recessed lighting, exposed feature brickwork above an RSJ between the sitting area and kitchen areas, TV aerial point and power point for a wall mounted TV with a fitted cupboard and shelf unit under the TV position and tiled flooring with underfloor heating.

Utility Cupboard

An oak door leads off the kitchen to this utility space which has space and plumbing for an automatic washing machine, the electric consumer unit is mounted on the wall, there is an Ideal wall mounted boiler and the valves for the underfloor heating are situated within the utility cupboard.

First Floor Landing

The feature oak balustrade continues from the stairs onto the landing and there is a second flight of stairs with a balustrade leading to the second floor, opaque double glazed window to the side, recessed lighting to the ceiling, radiator and oak doors leading to:

Bedroom 1

11'8 to 8'4 x 11'6 approx (3.56m to 2.54m x 3.51m approx)

Double glazed window to the rear, radiator, recessed lights to the ceiling, cornice to the wall and ceiling, feature flue from the log burning stove providing additional heat into the bedroom when the stove on the ground floor is in use, USB charging point and an oak panelled door leading to:

En-Suite

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system with a rainwater shower head and hand held shower, tiling to three walls and a pivot glazed door, hand basin with a mixer tap and cupboard under, low flush w.c., tiling to the walls by the sink area and an illuminated mirror to the wall above the sink, chrome ladder towel radiator, tiled flooring, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

Bedroom 2

11'10 x 8'4 approx (3.61m x 2.54m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling and TV aerial point and power point for a wall mounted TV.

Bathroom

The main bathroom has a white suite including a P shaped bath with a Mir electric shower over, tiling to three walls and a curved glazed protective screen, low flush w.c. and a pedestal wash hand basin with a mixer tap and illuminated mirror to the wall above, the walls are half tiled, opaque double glazed window, tiled flooring, recessed lighting to the ceiling and an extractor fan.

Second Floor

The oak balustrade continues up the stairs to the landing area, with there being a double glazed window to the side and an oak panelled door leading into:

Bedroom 3

12'2 x 8'6 approx (3.71m x 2.59m approx)

This bedroom has sloping ceilings, two Velux windows, radiator, access points to the roof storage space, TV aerial point and a power point for a wall mounted TV and a glazed door leading to:

En-Suite Wet Room

The en-suite has tiling to the walls with a mains flow shower system in the wet room area, wall mounted hand basin with a mixer tap and a low flush w.c., chrome ladder towel radiator, Velux window to the ceiling, recessed lighting and an extractor fan.

Outside

At the front of the property there is a slate slabbed area which provides off road parking for two vehicles with stone edging to the sides and box hedging in front of the house, fencing to the left hand boundary, there is a letterbox fitted to the wall next to the front door and a path runs along the right hand side of the house to a gate which provides access to the rear garden with there being external power points, security light and an outside water supply at the side of the house.

At the rear of the property there is a slate slabbed patio area with a path extending down the side of the house to a gate which provides access to the front, there are railway sleepers providing a step to the lawned area with decking at the bottom of the garden, there is outside lighting running along the fence to the right hand boundary, external power points and mature hedges to the left hand side and rear boundaries.

Directions

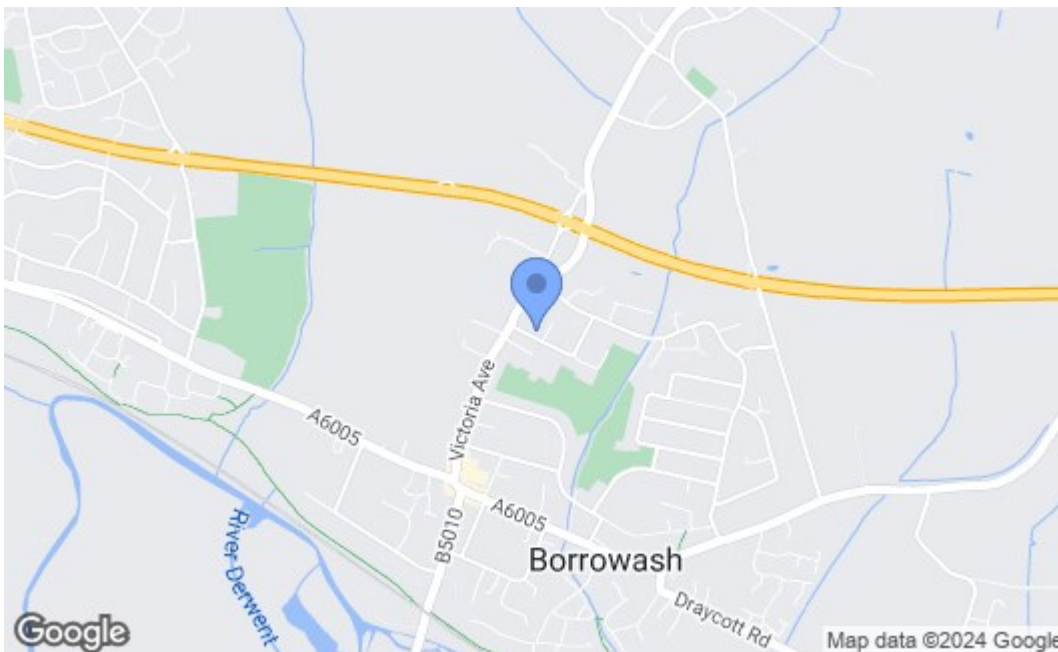
Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the villages of Breaston and Draycott and onto Derby Road which becomes Draycott Road. Continue for some distance and turn left at the junction onto Nottingham Road, follow the road for some distance and turn right onto Victoria Avenue, right again onto Deans Drive and the property can be found on the left.

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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			85
(81-91) B		74	
(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.