Robert Ellis

look no further...

Deans Drive,
Borrowash, Derbyshire
DE72 3HQ

£225,000 Freehold

THIS IS A BAY FRONTED THREE BEDROOM SEMI DETACHED PROPTERY SITUATED CLOSE TO ALL THE AMENITIES AND FACILITIES PROVIDED BY BORROWASH AND THE SURROUNDING AREA.

Being located on Deans Drive which is close to the centre of Borrowash, this three bedroom semi detached property provides a home which will suit a whole range of buyers, from people buying their first property through to families who require three bedrooms and need it to be close to local schools and other amenities and facilities. For the size of the accommodation which includes a log burning stove in the lounge and privacy of the South facing rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see the whole property for themselves. The property is within a few minutes walk of the centre of Borrowash where there is a Co-op convenience store as well as other shopping facilities and to excellent transport links including the A52 which provide quick access to both Derby and Nottingham.

Standing back from the road with parking at the front, the property is constructed of brick to the main external elevations under a pitched tiled roof. Deriving the benefits from having gas central heating and part double glazing, the property includes a reception hall with a door taking to the lounge which has a feature log burning stove incorporated in the chimney breast, the kitchen is well fitted with wall and base units and off the kitchen there is a dining area which has windows overlooking the rear garden and a door to the rear hall/porch which provides access to the ground floor w.c. To the first floor the landing leads to the three bedrooms and the fully tiled bathroom which has a white suite with a mains flow shower system over the bath. Outside there is a drive to the left of the property and additional parking in front of the house, there is a concrete sectional detached garage and a Southerly facing rear garden with decked seating areas, a lawn with raised borders, fencing to the side boundaries and a hedge to the rear boundary.

As previously mentioned the property is only a short walk away from the centre of Borrowash where there is a Co-op convenience store, a Bird's bakery, a quality butcher and fishmongers as well as Indian restaurants with several pubs being found in the nearby village of Ockbrook, there are excellent schools for all ages with an infant and primary school being in Borrowash and the choice of the West Park school at Spondon and Friesland school at Sandiacre for older children only being a short driving distance away, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and at Elvaston Castle 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.

UPVC front door with inset opaque glazed panel leading to:

Reception Hall
Stairs with hand rail to the first floor and door to:

Lounge/Sitting Room
11'11 x 11'4 approx (3.63m x 3.45m approx)
Double glazed bay window to the front, log stove set in a feature chimney breast with a brick arch, back plate and tiled hearth, fitted cupboards with wooden surface to either side of the chimney breast, laminate flooring and a radiator.

Kitchen
12' x 10'11 approx (3.66m x 3.33m approx)
The kitchen is fitted with latte coloured gloss finished units with brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with a mixer tap set in an L shaped work surface with cupboards and an integrated dishwasher and space for an automatic washing machine below, space for a Range cooker with a back plate and hood over, second L shaped work surface with cupboards and drawers beneath, matching eye level wall cupboards with lighting under, space for an upright fridge/freezer, tiling to the walls by the work surface areas, laminate flooring, recessed lighting to the ceiling, radiator, feature panelling to one wall and a walk-in pantry where the gas boiler, electric consumer unit and electric meter are housed and there is an opaque glazed window to the side.

Dining Area
12' x 6 approx (3.66m x 1.83m approx)
Having windows to the rear and side, panelling to two walls, laminate flooring and a glazed door leading to a rear hall/porch.

Rear Hall/Porch
Having a UPVC door with an inset double glazed panel leading to the rear garden and a matching double glazed panel to the side.

Ground Floor w.c.
Having a low flush w.c. and a tap is provided in the outside w.c.

First Floor Landing
Double glazed window to the side and hatch to the loft.

Bedroom 1
11'5 x 9'4 appro (3.48m x 2.84m appro)
Double glazed window to the front, radiator, fitted dressing table and built-in wardrobes to the corner of the bedroom.

Bedroom 2
10'11 x 7'9 approx (3.33m x 2.36m approx)
Window to the rear and a radiator.

Bedroom 3
7'9 x 7'4 approx (2.36m x 2.24m approx)
Window to the rear and a radiator.

Bathroom
The bathroom is fully tiled and has a white suite including a panelled bath with mixer taps and a rainwater shower head and hand held shower over, hand basin with a mixer tap and a double cupboard under and a low flush w.c., double glazed window, tiled surface and tiled flooring.

Outside
At the front of the property there is a drive which extends down the left hand side of the house through gates to the garage which is positioned at the rear. There is a pebbled parking area with fencing to the right hand boundary and external power points provided at the front of the house.

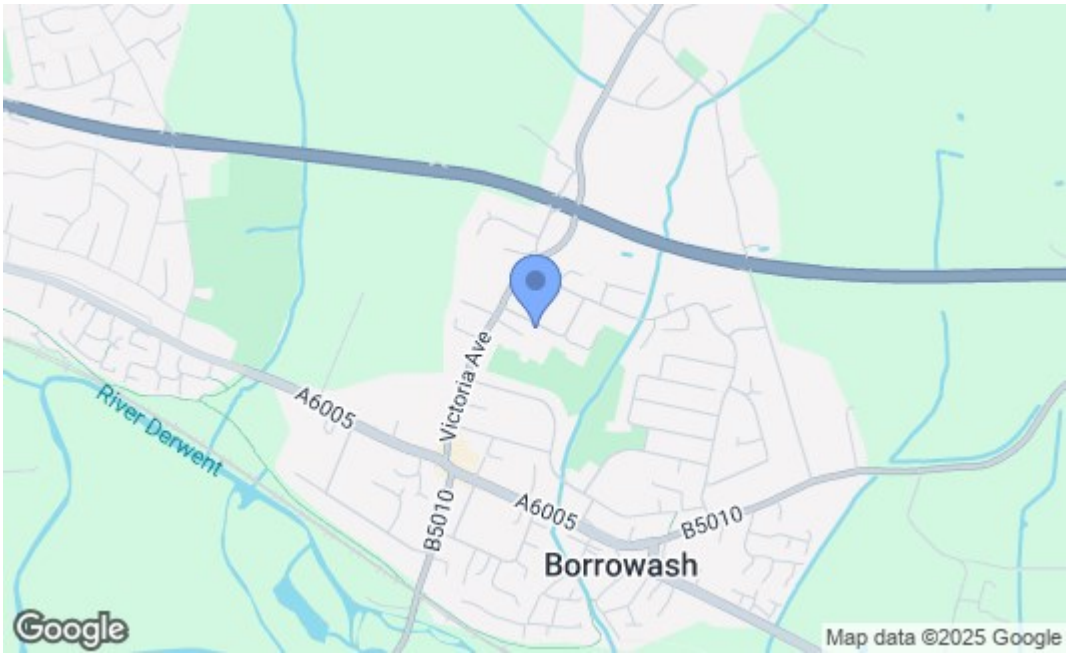
The rear garden is Southerly facing and there is a decked area to the immediate rear of the house leading to a second decked seating area which is currently used to position a hot tub and this is situated behind the garage, lawn with raised borders to the sides, fencing to the side boundaries and a hedge to the rear. There are external power points and lighting provided at the rear of the house.

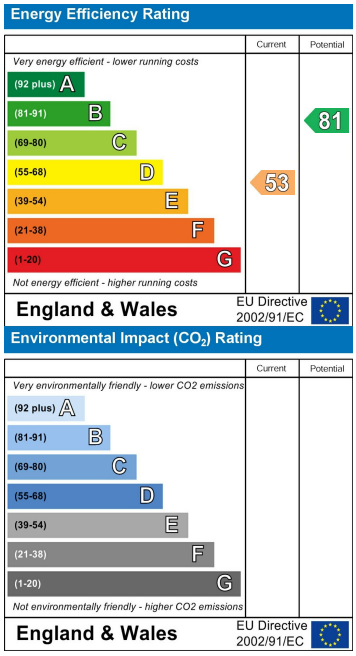
Garage
16' x 8' approx (4.88m x 2.44m approx)
The concrete sectional garage has an up and over door at the front and power and lighting is provided in the garage.

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, turn right onto Victoria Avenue and right again onto Deans Drive.
8443AMMP

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SkyEE, 02
Broadband Speed - Standard 9mbps Superfast 56mbps Ultrafast 1000mbps
Phone Signal – EE, 02
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818