

Elm Street,  
Borrowash, Derbyshire  
DE72 3HP

**£174,995 Freehold**

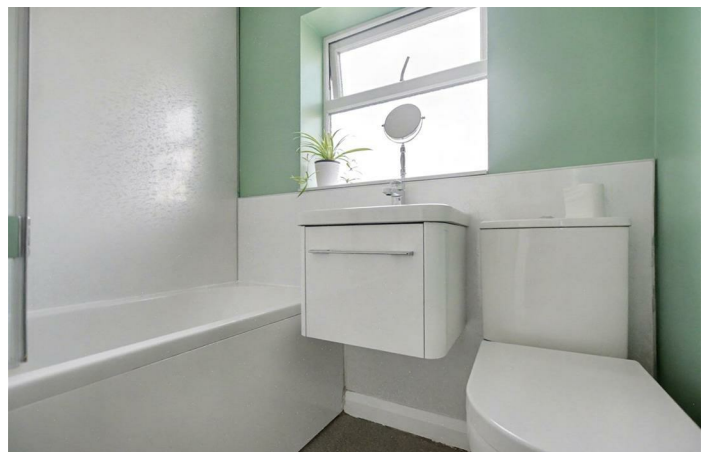


CHARMING TWO DOUBLE BEDROOM MID COTTAGE WITHIN WALKING DISTANCE TO THE HEART OF SOUGHT-AFTER BORROWASH WITH CONVERTED ATTIC ROOM, REAR GARDEN AND OPEN PLAN LIVING DOWNSTAIRS

Robert Ellis are delighted to market this very well presented cottage style home. The property is constructed of brick and benefits from gas central heating and double glazing throughout and would ideally suit a range of buyers, from first time buyers, the growing family, investor or someone looking to downsize. With a converted loft room the property has such a lovely feel and must be viewed to be appreciated!

In brief the property comprises of a living room, dining room, utility and kitchen with built in storage cupboards and to the first floor there are two double bedrooms and three piece bathroom suite. There is also a converted loft room which could be used as a gym, office or hobby room. Outside the property is set back from the pavement behind box-hedging and has an alley for the removal of bins and access to the rear. The rear garden has two patios, with lawned garden with shrubs with an outhouse.

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.



## Lounge

11'2 x 10'2 approx (3.40m x 3.10m approx)

Having a new green composite door to the front with inset glazed panel, double glazed window to the side, laminate flooring, ceiling rose, ceiling light, radiator, TV point, attractive fire surround and open to:

## Dining Room

10'1 x 9'9 approx (3.07m x 2.97m approx)

Window into the kitchen, laminate flooring, ceiling rose, ceiling light, radiator, TV point and understairs store which is open to:

## Utility

6'9 x 4'4 approx (2.06m x 1.32m approx)

Having a UPVC double glazed window to the rear, grey tiled floor, half tiled walls, ceiling light, radiator, wall mounted cupboard housing the combi boiler, work surface with space and plumbing for a washing machine, dishwasher and fridge under, open to:

## Kitchen

11'3 x 5'1 approx (3.43m x 1.55m approx)

Having a UPVC double glazed box bay window to the rear, UPVC door, two ceiling lights, tiled floor and a radiator. Range of white Shaker wall, drawer and base units to two walls with black laminate work surface over, stainless steel sink and drainer with swan neck mixer tap over, tiled splashback, built-in oven, four ring gas hob and space for a bin.

## First Floor Landing

2'3 x 10'3 approx (0.69m x 3.12m approx)

New carpeted flooring, two ceiling lights, stairs to the loft room, storage shelf and doors to:

## Bedroom 1

10'1 x 10'1 approx (3.07m x 3.07m approx)

UPVC double glazed window to the front, new carpeted flooring, radiator, ceiling light and two built-in wardrobes either side of the chimney breast.

## Bedroom 2

5'3 x 10'4 approx (1.60m x 3.15m approx)

UPVC double glazed window to the rear, laminate flooring, radiator, ceiling light and dado rail.

## Bathroom

6'10 x 9'4 approx (2.08m x 2.84m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, LED ceiling light, extractor fan, low flush w.c., vanity wash hand basin with storage below, panelled bath with mains fed shower over and glass shower screen.

## Second Floor

## Loft Room

10' x 9'6 approx (3.05m x 2.90m approx)

There are stairs with new carpeted flooring, wooden Velux window, built-in storage cupboard and power points.

## Outside

The property sits back from the road behind box hedging, there is a path leading to the front door with a low maintenance garden having shrubs.

To the rear there is a patio area, steps to a lawn with a path leading to the outhouse. A gate down the right hand side leads to the front of the property. Shed and outhouse.

## Outhouse

8'1 x 9'2 approx (2.46m x 2.79m approx)

Insulated and plastered, laminate flooring, ceiling light, power points and electric shower. The current owner uses this as a dog grooming room.

## 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 left into Balmoral Road. This road then continues onto Kimberley Road and Elm Street can be found as a turning on the left.

8917AMJG

## Council Tax

Erewash Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 75mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

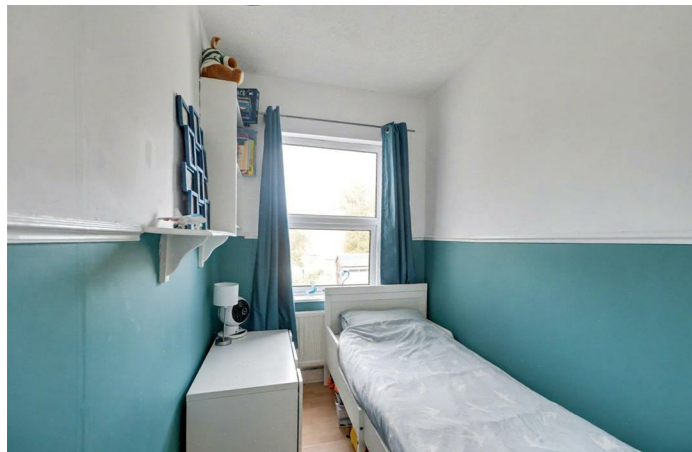
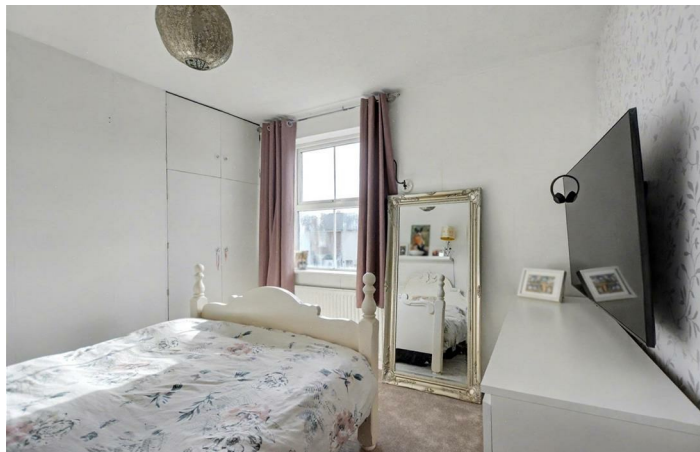
Flood Risk – No flooding in the past 5 years

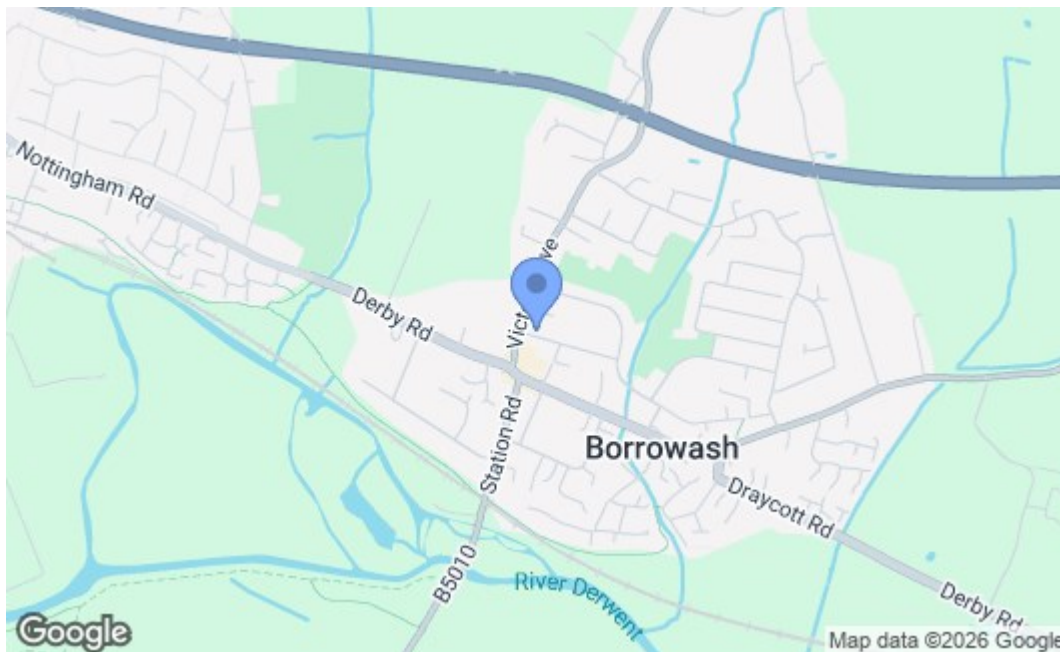
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.