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Victoria Avenue,
Borrowash, Derby
£375,000



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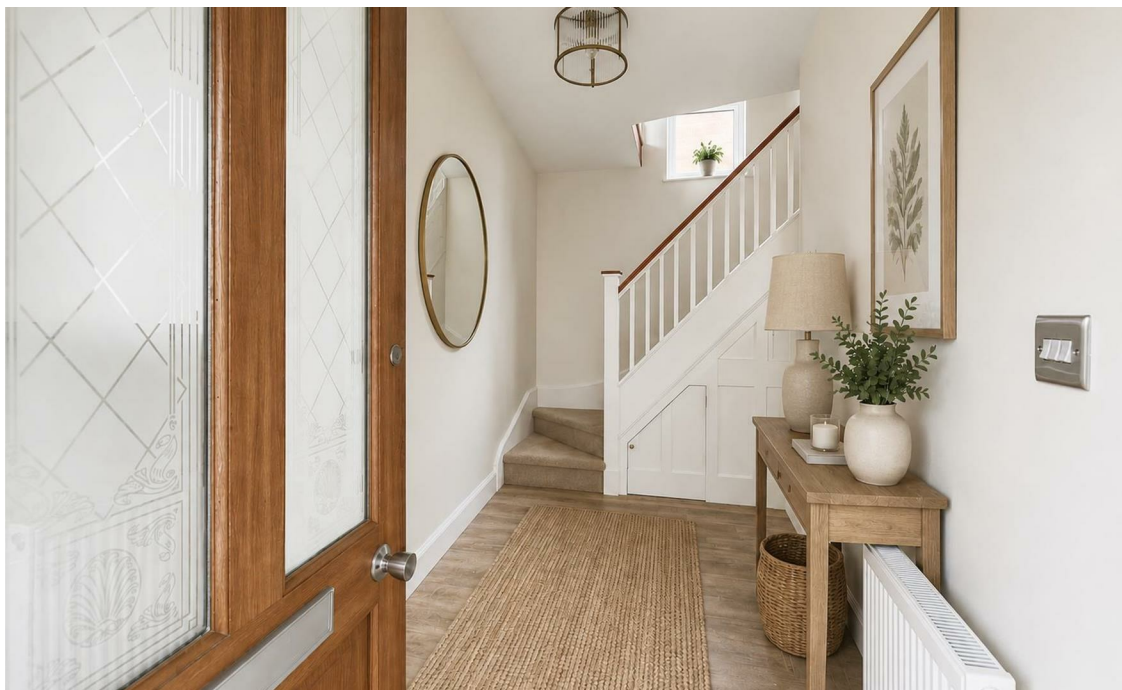
*** Due to the high level of interest in the property, we are inviting all interested parties to submit their best and final offers by 9:00am on Monday 22 June ***

BEAUTIFULLY RENOVATED HOME - A truly immaculate three-bedroom detached home, ideally situated in this highly convenient location close to the heart of Borrowash village. This attractive traditional bay-fronted property of style and character has been thoughtfully remodelled and meticulously renovated to an exceptional standard, offering a perfect blend of contemporary design and high-quality finishes throughout. The home has also benefited from a full rewire and the installation of a new central heating system.

The accommodation has been carefully reconfigured and, in brief, comprises an entrance porch, welcoming hallway, contemporary ground-floor WC, and a spacious lounge featuring a bay window and attractive fireplace. To the rear of the property is a stunning open-plan dining kitchen, fitted with quality cabinetry, quartz work surfaces and a range of integrated appliances. To the first floor, the landing provides access to three well-proportioned bedrooms and a superb contemporary four-piece family bathroom.

Externally, the property enjoys a low-maintenance front garden, a generous driveway and a detached garage. To the rear is a beautifully landscaped garden featuring a raised timber-decked seating area, paved patio, lawn and well-stocked planting borders.





The Detail

This beautifully presented three-bedroom home on Victoria Avenue, Borrowash, offers stylish and contemporary living throughout, combining high-quality finishes with thoughtfully designed accommodation.

The property is entered via a composite entrance door leading into a brick-built porch, which in turn opens into a welcoming entrance hallway. The hallway features attractive leaded and double-glazed windows, useful under-stairs storage, and access to both the lounge and the impressive open-plan dining kitchen. The spacious lounge enjoys a charming recessed fireplace with a tiled hearth, brick recess and oak beam, while a large bay window provides excellent natural light.

The heart of the home is the stunning open-plan dining kitchen, fitted with an extensive range of heritage green panelled units complemented by quartz marble-effect work surfaces. A comprehensive range of integrated AEG appliances includes an electric oven, combination oven, induction hob with inset extraction, dishwasher, washing machine and tall fridge freezer. French doors open directly onto the rear garden, creating an ideal space for entertaining and family living.

A contemporary downstairs WC completes the ground floor accommodation.

To the first floor, the landing provides access to three well-proportioned bedrooms and a superb family bathroom. The primary bedroom and third bedroom both enjoy attractive views across playing fields to the rear, while the second bedroom is a generous double overlooking the front elevation. The luxurious four-piece bathroom features a panel bath, curved glass shower enclosure with rainfall shower, vanity wash basin, WC, gold-effect fittings, LED backlit mirror and heated towel rail.

Externally, the property is set back behind a brick wall boundary with gated access, an attractive low-maintenance front garden and driveway leading to a detached garage with power and lighting. The enclosed rear garden offers a timber-decked seating area with external power points, lawns, planting borders, patio space and a useful metal-frame shed, providing an excellent outdoor environment for relaxation and entertaining.

Please Note: Certain internal images have been digitally enhanced and virtually staged for illustrative purposes only. Furniture and décor shown may not be present at the property.







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The Location

The property is located just a short walk away from the heart of Borrowash village centre and a wide range of local amenities, including Ashbrook Infant and Junior School, a supermarket, post office, various shops, and a selection of local pubs and restaurants.

Borrowash is conveniently located close to the A52, providing excellent transport links and making it ideal for commuters travelling to Derby and Nottingham, as well as offering straightforward access to the M1 motorway network and East Midlands International Airport.

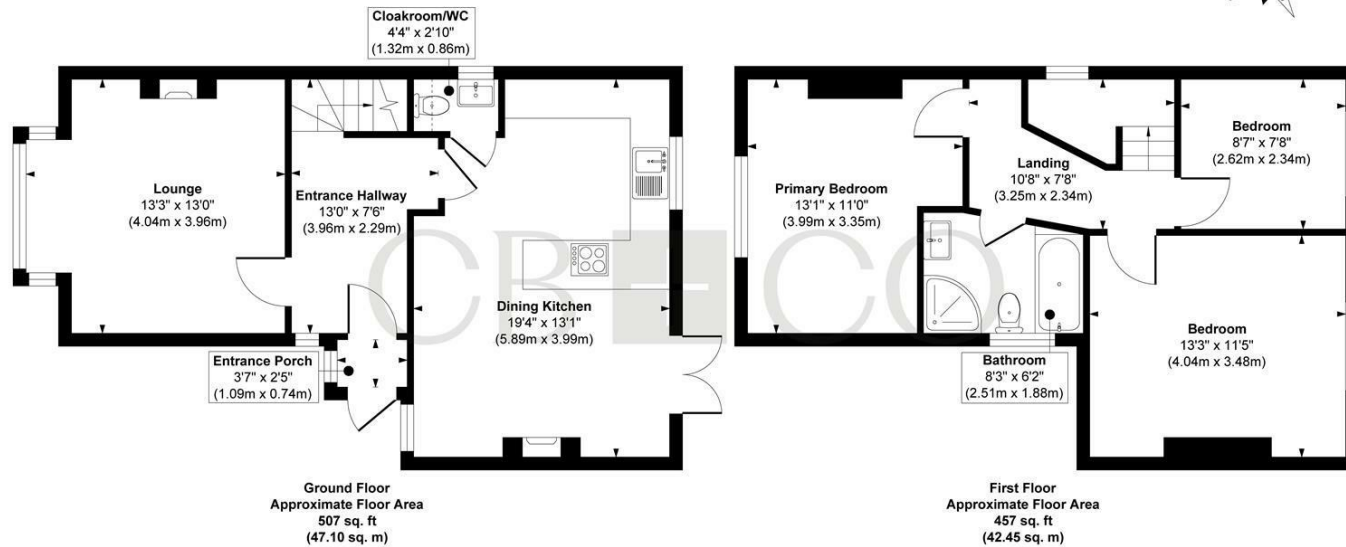
The property also benefits from being within easy reach of the neighbouring villages of Ockbrook, Risley, Draycott, Breaston and Thulston, along with the beautiful grounds of Elvaston Castle and Country Park.







Victoria Avenue, Borrowwash, Derby



Approx. Gross Internal Floor Area 964 sq. ft / 89.55 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Beautifully Renovated Bay Fronted Detached Home
- High Quality Finish - Superb Modern Contemporary Fittings
- Electrical Re-Wire & New Central Heating System Installed
- Porch, Entrance Hallway, WC & Lounge with Bay Window
- Superb Open Plan Dining Kitchen with Quartz Worksurafces
- Three Bedrooms & Superb Contemporary Four Piece Bathroom
- Driveway, Front Garden and South Facing Landscaped Rear Garden
- Close to the Heart of Borrowwash Village and Oekbrook Village
- Easy Access to Derby & Nottingham
- No Chain Involved

Size

Approx 963.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's Talk

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