



Depedale Avenue,
Borrowash, Derbyshire
DE72 3JH

£260,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE WITH AMPLE OFF ROAD PARKING.

Robert Ellis are delighted to bring to the market this superb property, situated on Depedale Avenue, which has been fully modernised by the current owner to create a stylish and contemporary home ready for immediate occupation. Finished to a great standard, the accommodation includes a beautifully presented living space with French doors opening to the rear garden, a modern fitted kitchen with integrated appliances, and thoughtful upgrades such as vertical radiators to maximise space and add a clean, modern feel. There are three well proportioned bedrooms and a sleek shower room, all finished with the same attention to detail seen throughout. Standing on an impressive corner plot, the property offers ample off road parking for multiple vehicles or a motorhome, along with a detached garage and lovely rear garden with a large patio and a lawned garden. Located in the ever-popular Borrowwash, the home enjoys easy access to local amenities and excellent transport links, including the A52, making it ideal for commuters and families alike. A beautifully presented home that must be viewed to be appreciated.

This semi detached home in Borrowwash is ideal for anyone looking to move straight into their next home. The internal accommodation briefly compromises of a hallway on arrival giving access to the light, airy living room and spacious kitchen diner which comes with integrated appliances. To the first floor, there are three bedrooms and a shower room.

Borrowwash is a popular village location which has a large Co-op convenience store, a Bird's bakery, quality butchers, fishmongers and two restaurants, while Ockbrook is only a short drive away where there are a variety of village pubs, there are excellent schools for all ages within easy reach, healthcare and sports facilities which include several local golf courses, Elvaston Castle is only a few minutes drive away which provides a lovely area to walk as does the open surrounding countryside 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 Derby, Nottingham and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, radiator, stairs to the floor, coving, doors to the lounge and kitchen.

Lounge

13' x 11'11" approx (3.96m x 3.63m approx)

Double glazed patio doors to the rear, laminate flooring, two vertical radiators and coving.

Dining Kitchen

18'7" x 10'7" approx (5.66m x 3.23m approx)

Double glazed windows to the front, side and rear, double glazed door to the side, wall and base units with work surface over, integrated fridge freezer, integrated electric oven, integrated Limona microwave, inset stainless steel sink and drainer, part tiled walls, spotlights, plumbing for a washing machine, laminate flooring, vertical radiator and storage cupboard.

First Floor Landing

Double glazed window to the front, radiator, airing/storage cupboard housing the boiler.

Bedroom 1

10' x 13'2" approx (3.05m x 4.01m approx)

Double glazed window to the rear, radiator, laminate flooring.

Bedroom 2

9'8" x 12'1" approx (2.95m x 3.68m approx)

Double glazed window to the rear, radiator, laminate flooring and coving.

Bedroom 3

8'4" x 8'1" approx (2.54m x 2.46m approx)

Double glazed window to the front, radiator, built-in wardrobe, laminate flooring.

Bathroom

Two double glazed windows to the side, double shower cubicle, vanity wash hand basin, chrome heated towel rail, part tiled walls and tiled floor, coving.

Outside

The property sits on a good size plot with ample off road parking for multiple vehicles or motorhome, there is a

detached garage and side access to the rear.

The rear garden is laid mainly to lawn, large patio and shrubs and trees to the borders.

Detached Garage

Up and over door to the front, door and window to the side.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston and Draycott. At the T junction turn right onto Nottingham Road, left into Priorway Avenue and follow the road all the way around and Depedale Avenue can be found as a turning on the right hand side.

8975CO

Agents Notes

The EPC was carried out prior to any work being carried out and would now have a higher rating.

Council Tax

Errewash 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 2mbps Superfast 55mbps

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

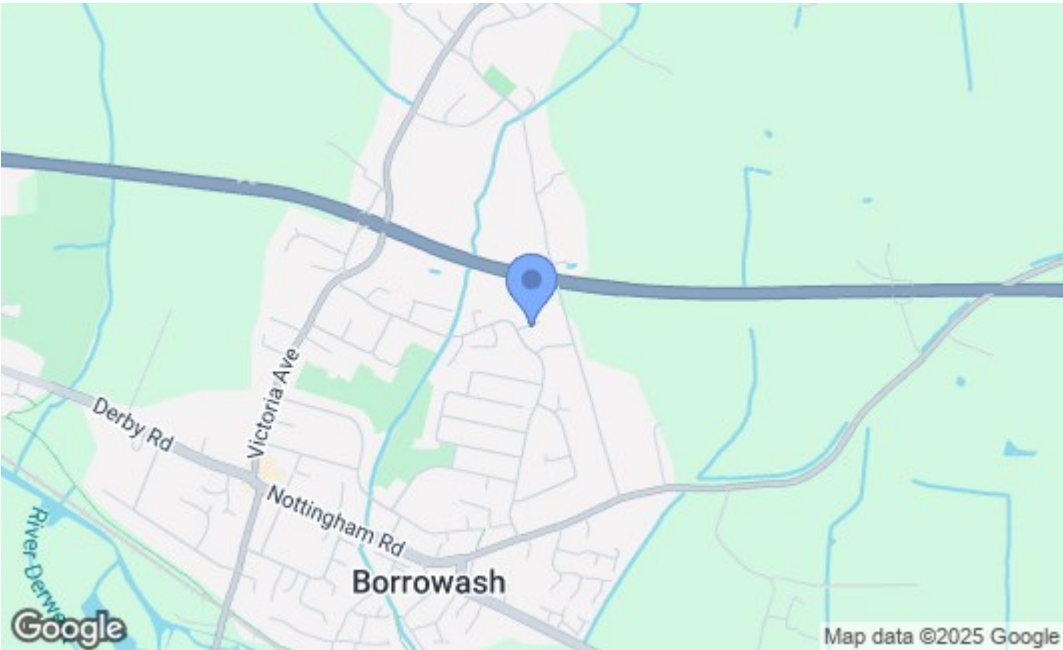
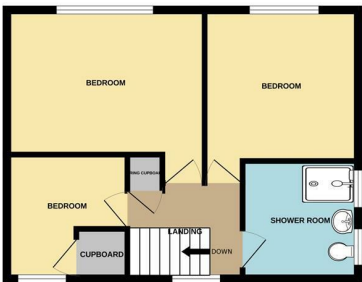




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		46
(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.