

CURRAN  
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Cole Lane  
Borrowash, Derby  
£265,000



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



HIGHLY SOUGHT-AFTER LOCATION – OPEN VIEWS OVER FIELDS - An excellent opportunity to acquire a beautifully presented traditional three-bedroom semi-detached home, occupying a highly sought-after position on Cole Lane, one of the most desirable locations in Borrowash. Ideally suited to a young family or first-time buyer, the property offers spacious, well-proportioned accommodation, including a beautifully appointed dining kitchen and separate utility room.

The property benefits from gas central heating and uPVC double glazing and briefly comprises: entrance hallway, stylish living room, contemporary dining kitchen, separate utility room and a useful store. To the first floor, the landing provides access to three well-proportioned bedrooms and a four-piece family bathroom suite.

Externally, the property is set back from Cole Lane with a generous frontage and driveway. Gated side access leads to the beautifully landscaped, south-facing rear garden, featuring a paved patio with hot tub, shaped lawn and storage sheds.





## The Detail

This beautifully presented home welcomes you through a uPVC double glazed entrance door into a stylish hallway featuring dark wood grain laminate flooring, radiator with decorative cover and contemporary panel doors leading to the living room and dining kitchen.

The inviting living room centres around a feature fireplace with marble hearth and inset pebble-effect gas fire, while a rear window provides pleasant views over the garden. The beautifully appointed modern dining kitchen is fitted with white high-gloss handleless design units, grey wood-effect work surfaces and integrated appliances including an oven, hob, extractor, slimline dishwasher and fridge. Dual-aspect windows allow for excellent natural light, and access leads to a practical utility room, downstairs WC and additional store housing the Vaillant central heating boiler.

Upstairs, the landing offers loft access and an airing cupboard, leading to three well-proportioned bedrooms. The two rear bedrooms overlook the garden, while the front bedroom enjoys attractive open field views. A contemporary four-piece bathroom completes the accommodation, featuring a separate shower and bath.

Externally, the property is set back from the road with extensive driveway parking for around four vehicles. The south-facing landscaped rear garden features a slate patio, shaped lawn, sheds, covered storage and timber decked steps leading to a hot tub which is included within the sale.







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## The Location

The property is situated on the highly sought-after Cole Lane, offering easy access to 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.

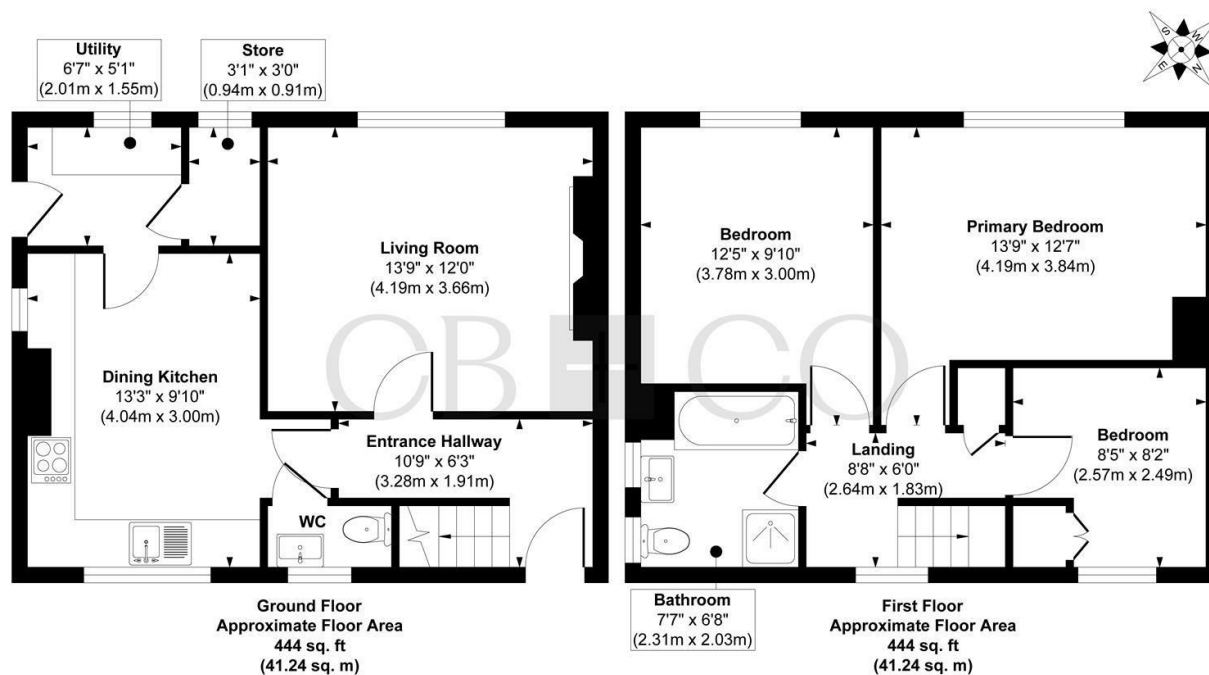
The property also benefits from being within easy reach of the neighbouring villages of Ockbrook, Risley, Draycott, Breaston and Thulston, along with the beautiful grounds of Elvaston Castle and Country Park.







## Cole Lane, Borrowash, Derbyshire



Approx. Gross Internal Floor Area 888 sq. ft / 82.48 sq. m

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

## The Particulars

- Spacious & Beautifully Presented Semi-Detached Home
- Highly Sought after Position on Cole Lane with Views over Fields
- Ideal for First Time Buyer or Young Family
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, WC & Stylish Living Room
- Superb Contemporary Dining Kitchen & Utility Room
- Three Well Proportioned Bedrooms & Four Piece Bathroom Suite
- Delightful South Facing Landscaped Garden with Hot Tub
- Easy Access to the A52 leading to Derby, Nottingham & The M1 Motorway
- No Chain Involved

### Size

Approx 888.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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Let's *Talk*

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