





3 Bed House - Semi-Detached

5 Balmoral Road, Borrowash, Derby DE72 3FZ

Offers Around £294,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Well Presented Semi-Detached Home - Ideal for First Time Buyer or Couple
- Short Walk From the Heart of Borrowash Village and Amenities
- Lounge with Bay Window
- Fitted Kitchen/Dining Room with Doors to Garden
- Utility/Cloakroom/W.C.
- Three Bedrooms
- Fitted Bathroom with Shower
- Roof Space - Boarded for Storage
- Landscaped Generous Sized Garden - Lawn with Indian Stone Patio
- Driveway For Two Cars - Electric Car Charger

A POPULAR THREE BEDROOM SEMI DETACHED HOUSE - IDEAL FOR FIRST TIME BUYER - A three bedroom semi-detached property with landscaped garden located a short walk away from the heart of Borrowash village and amenities.

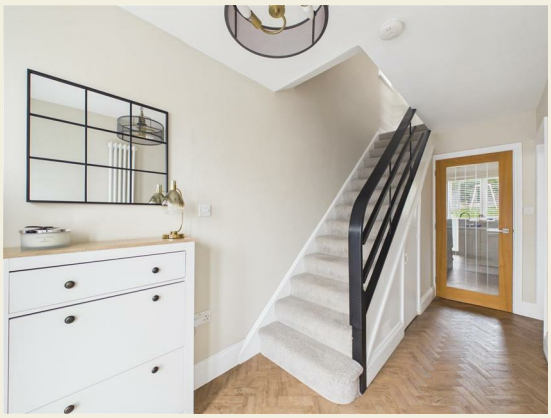
The Location

Borrowash village has a number of local shops including a Co-op store, a quality butchers, a fishmongers and a Bird's bakery, there are healthcare and sports facilities which include several local golf courses, walks in Elvaston Castle and the surrounding countryside, local schools for all ages within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, rail stations at Derby, Long Eaton and East Midlands Parkway and the A52 has helped make this a very popular and convenient location situated between Derby and Nottingham.

Entrance Hall

14'0" x 5'10" (4.29 x 1.79)

Composite front entrance door, UPVC double glazed window to the front, LVT herringbone style flooring, understairs storage cupboard, column style radiator and stairs to the first floor.



Lounge

25'0" x 10'5" (7.64 x 3.18)

With feature fireplace alcove with oak lintel over and raised stone hearth, LVT herringbone style flooring, radiator, double glazed bay window to the front with fitted blind, internal glazed oak veneer door and open space to kitchen/dining room.

Kitchen/Dining Room

8'7" x 8'5" (2.62 x 2.59)

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Dining Area

With LVT herringbone style flooring, radiator, double glazed window with fitted blind to rear, double glazed French doors with electric fitted blind, access to garden and open space leading to lounge.

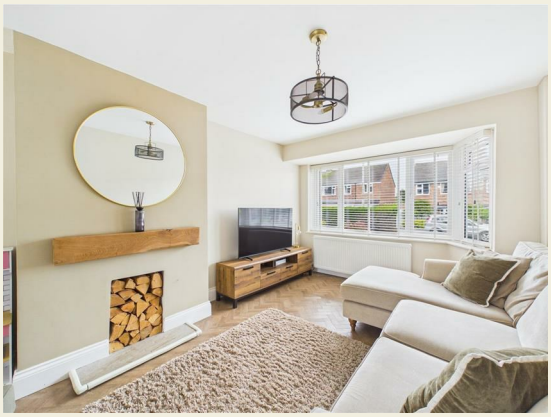


Kitchen Area

With wall, base and drawer units with work surface over, inset stainless steel one and a half bowl sink and drainer, double glazed window to the rear overlooking the garden, integral appliances including a dishwasher, fridge freezer, induction hob and electric oven with extractor over, access to the pantry and inset spotlights to the ceiling.







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Pantry Cupboard

2'6" x 2'6" (0.78 x 0.77)

Providing storage with oak veneer door.

Utility/Cloakroom/W.C.

10'9" x 3'3" (3.30 x 1.01)

Low flush WC, vanity wash handbasin with fitted bas cupboard underneath, vaulted ceiling with spotlights, double glazed window to side and Velux window, space and plumbing for an automatic washing machine/dryer (included in the sale), tiled walls and splashbacks, extractor fan, electric heater, oak veneer door and LVT herringbone style flooring.



First Floor Landing

10'1" x 7'8" (3.09 x 2.35)

With built-in cupboard, spotlights to ceiling and double glazed window to side.



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Bedroom One

10'5" x 10'2" (3.19 x 3.11)

With built-in wardrobes, radiator, double glazed window to the front and oak veneer door.





Bedroom Two

10'4" x 8'9" (3.15 x 2.67)

With single built-in wardrobe, half panelled wall radiator, double glazed window to the rear with fitted blind and internal oak veneer door.





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Bedroom Three

7'0" x 6'5" (2.14 x 1.97)

With radiator, double glazed window to the front with fitted blind and internal oak veneer door.



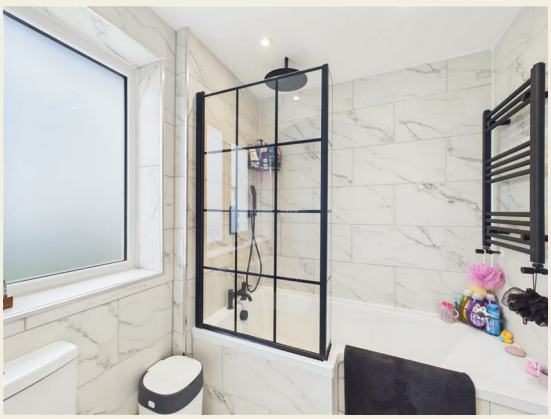


Family Bathroom

7'8" x 5'6" (2.36 x 1.68)

P-shaped bath with rainwater shower head and hand held shower, mixer tap, shower screen, low flush WC. and vanity wash handbasin, tiled floor and walls with chrome trim edging, extractor fan and inset spotlights, obscure double glazed window to the rear, internal oak veneer door and heated towel radiator.





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Roof Space

Boarded for storage with insulation and light and accessed via a loft ladder.

Generous Garden

The property benefits from a generous sized landscaped garden laid to lawn with well-established borders and attractive Indian stone patio. Side access gate.





Driveway

The property is set back from the pavement with decorative stone chippings for two cars standing. Electric car charger.

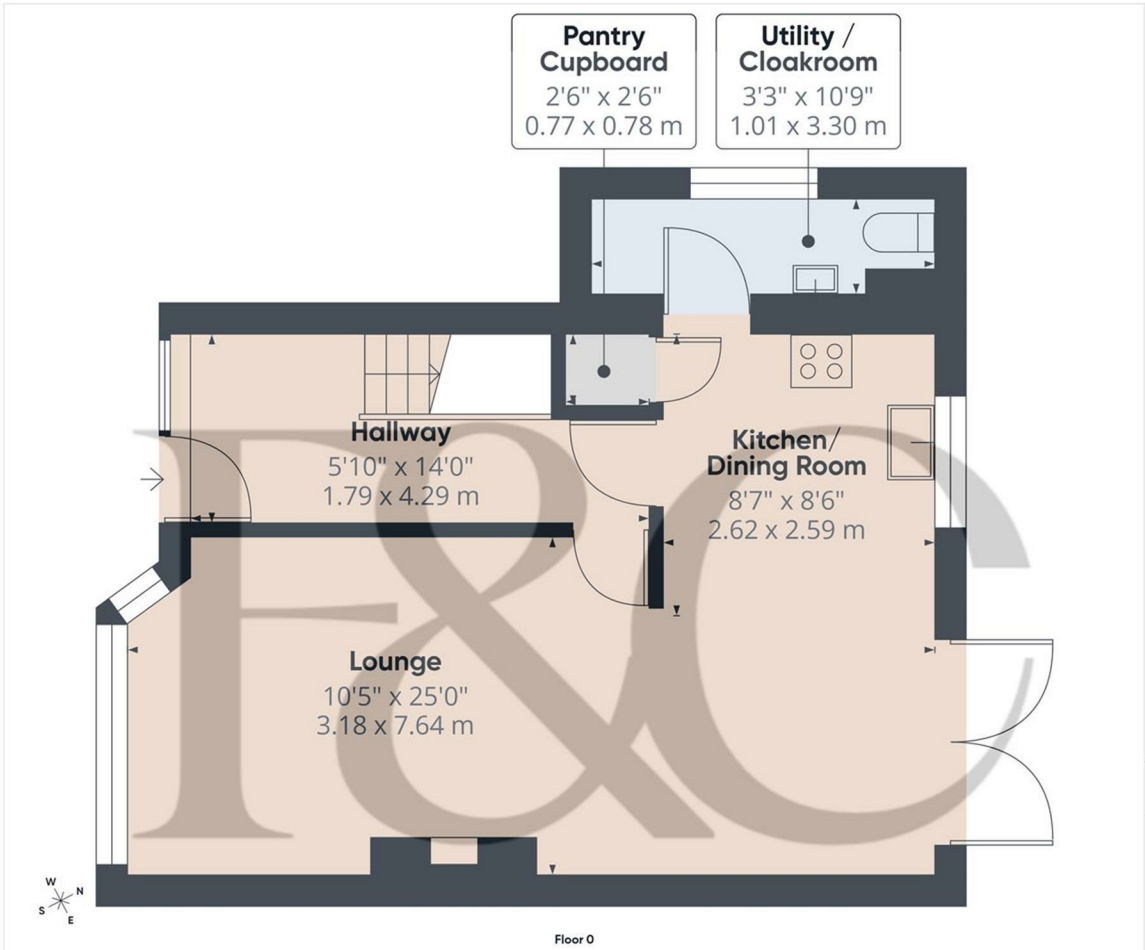
Council Tax - B

Erewash

Estate Agency Act

We would like to inform any prospective purchaser that the vendor of the property is related to an employee of Fletcher and Company.

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Approximate total area(1)

434 ft²

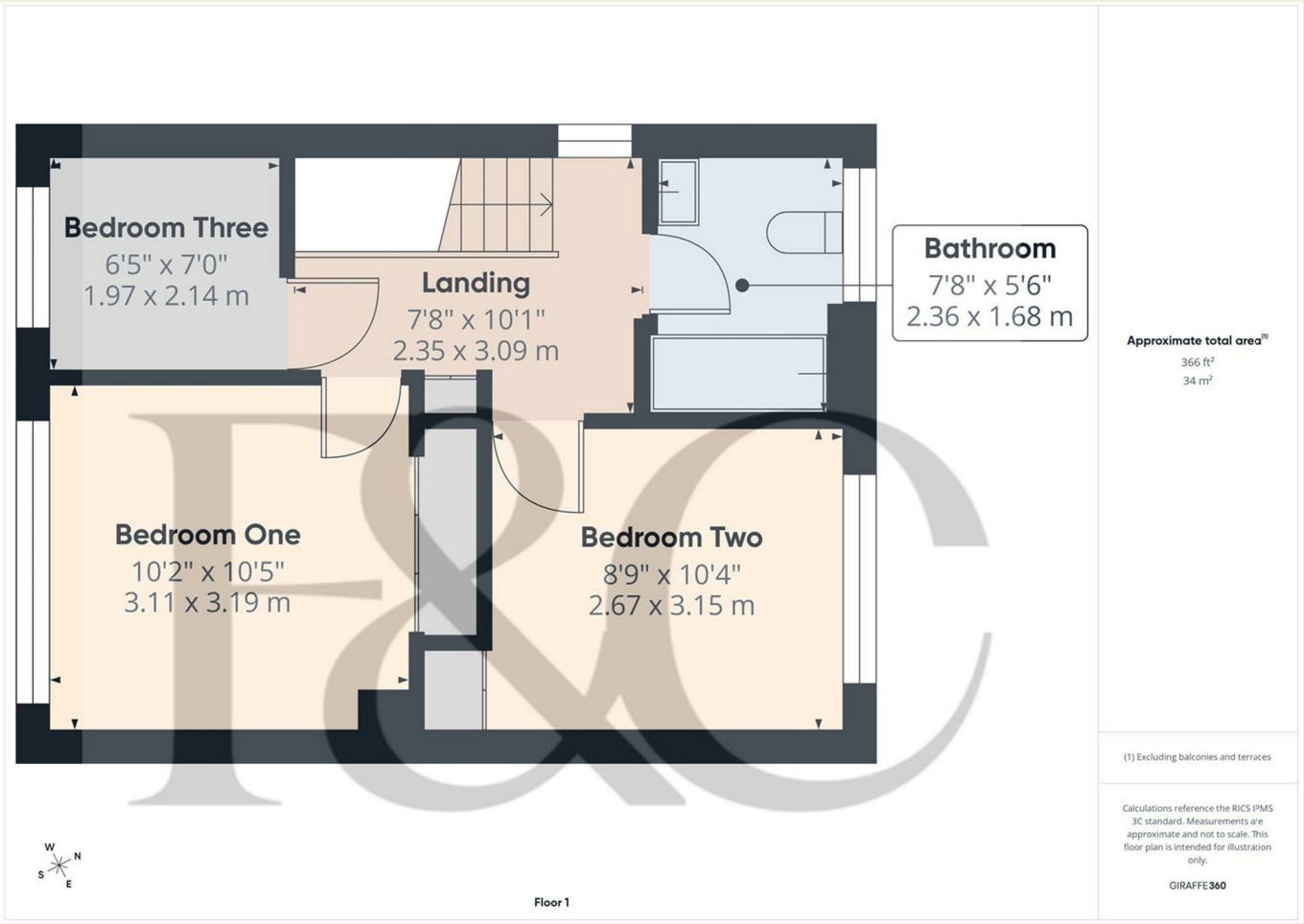
40.4 m²

(1) Excluding balconies and terraces

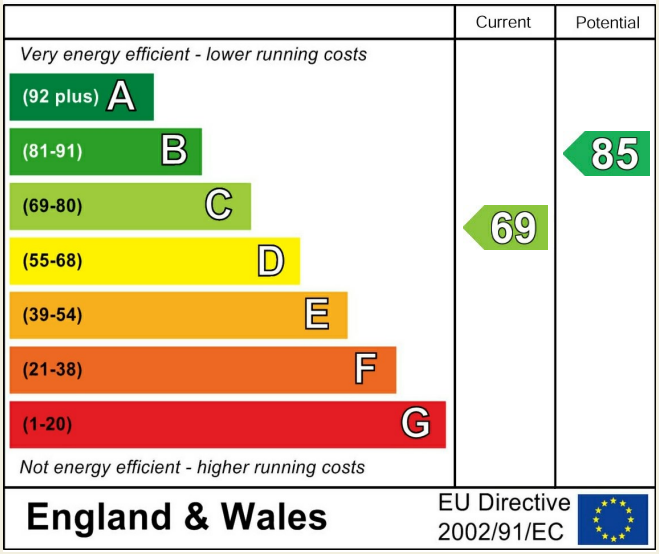
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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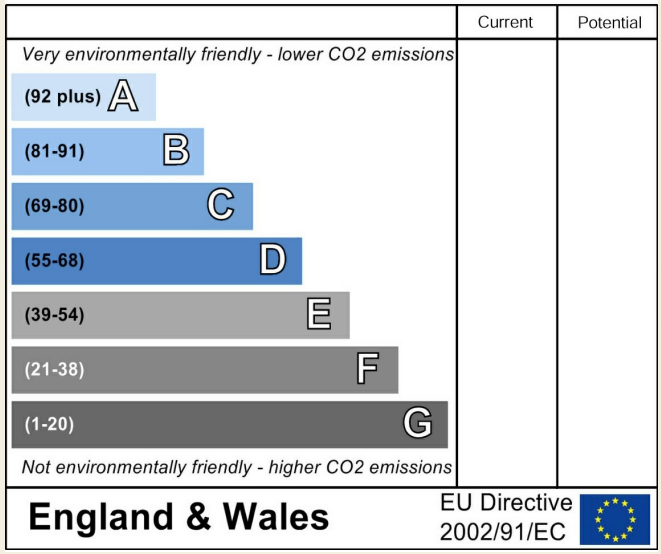
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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