

Robert Ellis

look no further...



Washington Cottages,
Borrowash, Derbyshire
DE72 3GJ

Price Guide £220-230,000
Freehold

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A CHARMING TWO BEDROOM MID TERRACED COTTAGE BURSTING WITH CHARACTER, SITUATED IN A HIGHLY SOUGHT AFTER LOCATION AND IDEAL FOR A FIRST TIME BUYER.

Robert Ellis are delighted to bring to the market this delightful cottage which retains a wealth of original features and offers a warm and inviting feel throughout. A particular feature of the property is that it is the only cottage within the row to retain its original sash windows to the front elevation, enhancing both its character and kerb appeal and the front roof has also been replaced. The accommodation comprises a cosy lounge featuring parquet flooring and a log burner, creating a wonderful focal point to the room. Despite being a cottage, the property benefits from high ceilings throughout making it a light and airy home. To the rear is a dining room overlooking the garden, which in turn provides access to the attractive farmhouse-style kitchen, perfectly suited to the character of the home.

To the first floor are two well proportioned bedrooms, with the principal bedroom benefitting from a picture sash windows to the front elevation and a feature fireplace, adding further charm and character. Externally, the property enjoys a pleasant rear garden and the added advantage of off road parking to the rear, a rare feature for a property of this style. Offering a wonderful blend of period charm and practical living, this lovely cottage would make an ideal purchase for a first time buyer. An internal viewing is highly recommended to fully appreciate the character, features and location on offer.

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

11'3 x 11'3 approx (3.43m x 3.43m approx)

Door to the front, beautifully large sash window to the front, log burner, exposed brick fireplace, parquet flooring and door to:

Dining Room

11'3 x 10'5 approx (3.43m x 3.18m approx)

Double glazed window to the rear, open to kitchen, door with stairs to the first floor, Victorian style quarry tiled flooring.

Kitchen

7'11 x 5'9 approx (2.41m x 1.75m approx)

Double glazed window and door to the rear, Victorian style quarry tiled flooring, matching wall and base units, sink, integrated fridge freezer, integrated washing machine, four ring induction hob with extractor over, integrated electric oven.

First Floor Landing

With doors to:

Bedroom 1

11'3 x 11'3 approx (3.43m x 3.43m approx)

Sash window to the front, wooden flooring, feature fireplace, cast iron radiator.

Bedroom 2

11'3 x 5'3 approx (3.43m x 1.60m approx)

Double glazed window to the rear, cast iron radiator.

Bathroom

Panelled bath with mains flow shower over, pedestal wash hand basin, low flush w.c., loft access hatch, cast iron radiator, storage.

Outside

To the front of the property, sat back from the road, there is a neat front garden with a pathway to the front door

The rear garden features a beautifully presented partially walled garden, which is fully enclosed with two tiers. The top tier has a shed, established shrub borders, a large gravelled area ideal for al-fresco living/ seating area. The

lower patio area has shrubs and climbers and has a private, cottage feel. Must be viewed to be appreciated. There is handy off-road parking with direct access to the rear garden.

Directions

Proceed out of Long Eaton and through the villages of Breaston and Draycott continuing along Draycott Road until you reach Borrowash. Quillings Way is immediately on the right.

9317CO

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 5mbps Superfast 55mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

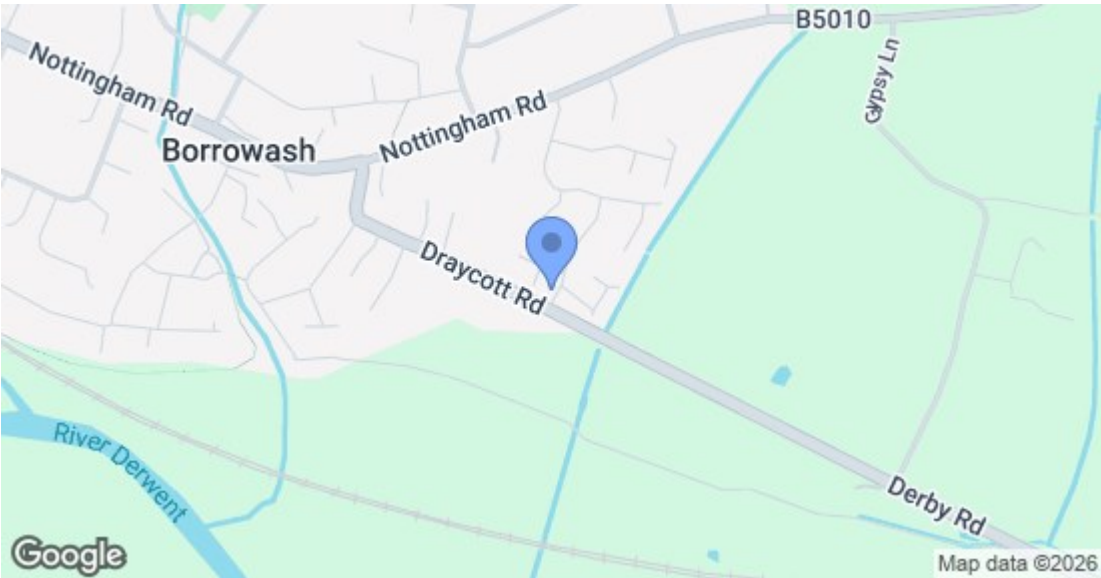
Flood Defenses – No

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		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.