Robert Ellis

look no further...

Royal Close,
Borrowash, Derbyshire
DE72 3XB

O/O £850,000 Freehold

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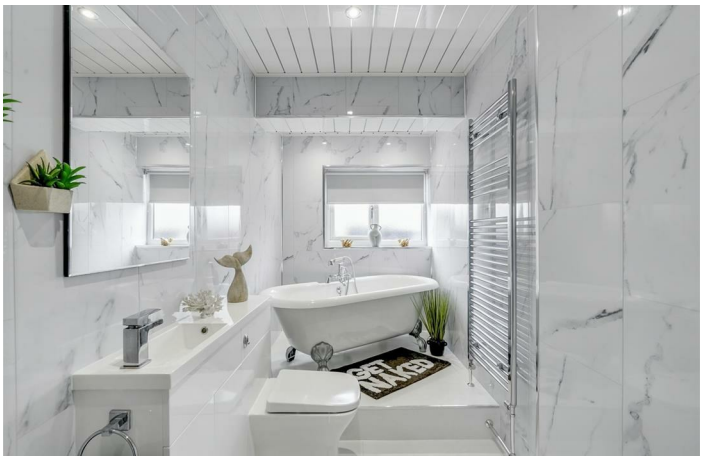
THIS IS A STUNNING FOUR DOUBLE BEDROOM DETACHED PROPERTY WITH EN-SUITE SHOWER ROOMS TO ALL THE BEDROOMS, SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC ON THIS VERY POPULAR LOCATION AND BEING SOLD WITH NO UPWARD CHAIN.

Being situated at the head of Royal Close, this beautiful spacious detached property provides four double bedroom accommodation with one of the bedrooms having an adjoining sitting room area, which could become a second lounge for the main property or used as an annex for a relative or older child who might be living at home. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful individual home for themselves. The property is within a few minutes walk of the centre of Borrowash where there are a number of local amenities and facilities and is also within easy reach of the A52 which provides good access to Derby and Nottingham and to several other transport links.

The property is constructed of brick with Larch cladding and render to the external elevations and derives the benefits of having gas central heating with underfloor heating to the living areas at the rear of the property and double glazing throughout. Being entered through an open porch and stylish composite front door, the accommodation includes a reception hall, inner hallway, the main lounge/sitting room has a multi fuel stove set in the chimney breast and from this room there are double opening glazed doors leading to the spacious living/dining kitchen which is exclusively fitted with contrasting dark and light grey handle-less units and has several integrated appliances. There is a rear hallway which leads to a ground floor w.c. and a study and at the front of the property there is a second preparation breakfast kitchen which is fitted with cream units and has integrated appliances and there is a laundry area off this kitchen with double French doors leading out to the side. The bedroom suite includes a double bedroom, an adjoining sitting room which could be a second lounge for the main property and there is a luxurious en-suite shower room to this bedroom. There is an inner hallway which leads to the master bedroom which has double opening, double glazed French doors leading out to the garden and an en-suite shower room, a second bedroom which also has an en-suite shower room and the main luxurious bathroom which has a stand alone bath set on a raised plinth. To the first floor there is a further double bedroom which has a dressing room/walk-in wardrobe off and an en-suite shower room. Outside there is a driveway and tarmacadam parking areas for several vehicles, there are paths either side of the property leading to the rear, a workshop is positioned to the left of the property and to the right there is a wide pathway which provides the main access to the rear garden where there are decked and Indian sandstone patio areas, a lawn with a slate chipped border to the rear, there is a large garden room which is currently being used as a garden bar, and includes power, lighting, a small kitchen area and a separate W.C. and the garden is kept private by having fencing to the boundaries. Planning permission has been granted to construct a double storey extension on the right hand side of the property. This will incorporate a gym on the ground floor and a new master suite above this and the current master bedroom/ensuite. This suite will have its own staircase, bedroom area with balcony off, ensuite bathroom and a separate dressing room. Planning permission has also been granted for a detached double garage to be constructed on the front driveway. This will still accommodate 4/5 parked vehicles once built

Borrowash has a number of local amenities including a Co-op store, a quality butchers, a fishmonger and a Bird's bakery with other shopping facilities being found in Spondon where there is an Asda, Pride Park where there is a Sainsbury's and Costco and at Long Eaton where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, sports facilities include several local golf courses, walks around Elvaston Castle and the nearby open countryside, there are schools for all ages within easy reach of the property and as well as the A52, the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and as previously mentioned the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



Porch
Open porch with two tiled pillars, slate tiled flooring and two outside lights leading through a stylish composite front door which has three inset opaque glazed leaded panels and opaque double glazed side panels to:

Reception Hall
The main reception hall has laminate flooring, radiator in a housing, door leading to the stairs which take you to the first floor, a door with inset glazed panels lead to the inner hall, cornice to the wall and ceiling, recessed lighting to the ceiling and there are two cloaks/storage cupboards providing hanging space, shelving and storage.

Inner Hallway
Radiator in a housing, laminate flooring and a built-in cupboard housing the electric consumer unit.

Lounge/Sitting Room
24'8 x 16'4 approx (7.52m x 4.98m approx)
This large main reception room has a double glazed window with vertical blinds to the rear, multi fuel stove set in a chimney breast with a mantle over and slate hearth, engineered oak flooring with underfloor heating, feature beam to the ceiling, recessed lighting to the ceiling and a lantern ceiling window, double opening glazed doors to the inner hall and dining/living kitchen and an aerial and power points for a wall mounted TV.

Dining/Living Kitchen
30' max x 19'4 approx (9.14m max x 5.89m approx)
This exclusively fitted and equipped dining/living kitchen has contrasting dark and light grey fitted soft closing, handle-less units and includes a 1½ bowl sink set in an L shaped Corian work surface with a hot water mixer tap, an integrated dishwasher and cupboards below, two upright shelved pantry/storage units, two Zanussi ovens and a Zanussi microwave oven with cupboards above and below, double opening integrated fridge and freezer, four ring hob with a built-in extractor set in a central island having pop up power and USB charging points set in a Corian surface having seating for two people at either end and cupboards and drawers below with lighting over, tiled flooring with underfloor heating, aerial and power point for a wall mounted TV, lantern ceiling window, recessed lighting to the ceiling and a four panel bi-fold door system and a double glazed window with a remotely operated blind to the rear.

Rear Hall
Having a full height double glazed door leading out to the side of the property and tiled flooring with underfloor heating.

Separate w.c.
having a white low flush w.c. with a concealed cistern, sink with a mixer tap and two drawers beneath, opaque double glazed window and tiled flooring with underfloor heating.

Study
8'5 x 6'6 approx (2.57m x 1.98m approx)
Double glazed window with a blind to the side, laminate flooring with underfloor heating, recessed lighting to the ceiling, an electric consumer unit and the manifolds for the underfloor heating system are housed in a built-in cupboard.

Second Breakfast Kitchen
16'2 to 7'9 x 13'2 to 8'8 approx (4.93m to 2.36m x 4.01m to 2.64m approx)
The second kitchen is fitted with cream units having soft closing, handle-less units and includes a Belfast sink with mixer tap set in an L shaped work surface with drawers and cupboards below, space for a cooking Range with a hood over, work surface with cupboard under, integrated upright fridge/freezer, further work surface having a cupboard below, pull out racked larder unit, matching eye level wall cupboards, work surface with cupboards and drawers below, upright shelved pantry storage cupboard, double glazed window with fitted vertical blinds to the front, recessed lighting to the ceiling, two feature vertical radiators, double glazed, double opening French doors leading out to the side of the property with a door with inset glazed panels leading to the hall and tiling to the walls by the work surface areas.

Laundry Room
7'3 x 4' approx (2.21m x 1.22m approx)
Having a work surface with space for an automatic washing machine in a cupboard below, second work surface with space for a tumble dryer and cupboard beneath, two double eye level wall cupboards, tiling to the walls by the work surface areas and a radiator with a towel rail over.

Bedroom Suite
This ground floor bedroom suite includes a bedroom, sitting room and an en-suite shower room.

Sitting Room
17'8 x 12'9 to 9'7 approx (5.38m x 3.89m to 2.92m approx)
This large room could be used as a further sitting room to the main property or a living area for this ground floor bedroom which makes an ideal self contained living area within the property. This room has a double glazed window with a remotely operated blind to the front, laminate flooring, radiator, cornice to the wall and ceiling, recessed lighting to the ceiling and an aerial and power points for a wall mounted TV.

Bedroom
11'8 x 10'4 approx (3.56m x 3.15m approx)
Double glazed window with remotely operated blind at the front, radiator, recessed lighting to the ceiling and panelling to the wall by the bed head position.

En-Suite
11'8 x 7'4 approx (3.56m x 2.24m approx)
The en-suite has tiled effect aqua boarding to the walls and includes a walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, aqua boarding to three walls and a sliding glazed door and protective screen, large mirror to one wall, low flush w.c. with a concealed cistern with cupboards and drawers to either side, hand basin with mixer tap set on a surface with cupboards and drawers below, two upright shelved vanity cupboards, mirror to the wall by the sink position, recessed lighting to the ceiling, chrome ladder towel radiator, extractor fan and Karndean style flooring.

Inner Hall
Having laminate flooring, radiator and recessed lighting to the ceiling.

Bedroom 1
15'4 x 14'4 approx (4.67m x 4.37m approx)
The main bedroom has double opening, double glazed French doors with fitted vertical blinds leading out to the garden, double glazed window with fitted vertical blind to the rear, panelling to the wall by the bed position, laminate flooring, radiator, hatch to the loft, recessed lighting to the ceiling and a range of fitted wardrobes and drawers with two mirrored panelled doors.

En-Suite Shower Room
The en-suite shower room has aqua boarding to the walls, a walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, aqua boarding to three walls and a sliding glazed door and protective screen, low flush w.c. with a concealed cistern with cupboards and drawers to either side, two circular sinks and wall mounted mixer tap with mirrors to the walls set in an L shaped surface with cupboards and drawers below, shelving to one wall, recessed lighting to the panelled ceiling, vinyl flooring, extractor fan and a chrome ladder towel radiator.

Bedroom 2
11'11 x 10'10 approx (3.63m x 3.30m approx)
Double glazed window with a fitted blind to the side, radiator, laminate flooring, cornice to the wall and ceiling, recessed lighting to the ceiling, aerial and power points for a wall mounted TV.

En-Suite
The en-suite to the second bedroom has brick effect aqua boarding to the walls, a large walk-in shower with a mains flow shower system having a rainwater shower head. aqua boarding to three walls and a glazed sliding door and protective screen, low flush w.c. with a concealed cistern, hand basin with a mixer tap set on a surface with cupboards and drawers below, upright shelved vanity cupboard, mirror to the wall by the sink position, recessed lighting to the panelled ceiling and a chrome ladder towel radiator.

Bathroom
The main bathroom has aqua boarding to the walls, a stand alone bath with a mixer tap and hand held shower set on a raised floor, low flush w.c. with a concealed cistern, sink with a mixer tap set on a surface with cupboards under and mirror to the wall above the sink position, double glazed window with a fitted blind, recessed lighting to the panelled ceiling, vinyl tiled flooring and the hot water tank is housed in a built-in airing/storage cupboard.

First Floor Landing

Bedroom 4
15'9 x 10'6 approx (4.80m x 3.20m approx)
Double glazed window with fitted vertical blinds to the rear, radiator, laminate flooring, mirror to one wall and a TV aerial point.

Walk-in Wardrobe/Dressing Room
11'7 x 7'1 approx (3.53m x 2.16m approx)
The walk-in wardrobe could alternatively be used as a study and has a Velux window to the sloping ceiling, TV aerial point, radiator, two access points to the roof space, a built-in wardrobe and a hanging rail.

En-Suite
The en-suite to the first floor bedroom has a corner shower with a mains flow shower system having a rainwater shower and hand held shower, low flush w.c., hand basin with a mixer tap and tiled splashback with a double cupboard under, radiator, circular mirror to the wall above the sink, extractor fan, built-in cupboard and the boiler is housed in the attic space which is accessed from this room.

Outside
The front garden has a block paved driveway with tarmacadam areas to either side which provides off road parking for several vehicles, there are double opening gates and brick pillars providing access from the head of the cul-de-sac and there is fencing to the three boundaries at the front of the property. There are gates either side of the house providing access to the rear of the property and there is a workshop to the left of the building.

The gate at the right hand side of the property provides access to a wide Indian sandstone path with a stoned area to the side and fencing to the side boundary and this provides an excellent bin storage area with there being sensor lighting under the eaves and there is also planning permission granted to construct an additional room which would be 9m x 3m approx. on the right hand side of the property.

The rear garden provides a beautiful place to sit and enjoy outside living and has been designed for easy maintenance with there being an Indian sandstone patio and decked areas which have LED lighting and connect to the garden room, a lawn with a slate chipped bed at the bottom, fencing to the boundaries, five double external power points, two external taps (at the side and rear), external lighting at the rear and in the soffits of the property. To the left hand side of the property there is a second path which provides access to the front and there is lighting attached to the fencing around the sides of the garden and sensor soffit lighting along the left hand side.

Workshop
12'5 x 7'5 approx (3.78m x 2.26m approx)
The workshop is positioned to the left hand side of the property and has lighting and power points provided and shelving to the walls.

Garden Room
22' x 12'3 approx (6.71m x 3.73m approx)
The garden room provides a lovely outdoor living space and has been fitted with a 1½ bowl sink with a mixer tap set in a work surface with cupboards and space for a fridge and drawer below, double wall cupboard, acoustic panelling to one wall with an inset to position a wall mounted TV, double glazed, double opening French doors leading out to the front and double glazed sliding patio doors leading out to the side, solid floor with a resin finish, power points with USB charging points and lighting and at the front of the garden room there are up and down lights either side of the French doors and lights to the soffit along the front.

In the garden room there is a separate w.c. which has a low flush w.c. and hand basin with a mixer tap, double cupboard under and splashback, double glazed window, resin floor and a double eye level cupboard.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott and into Borrowash. At the T junction turn left onto Nottingham Road and left into Royal Close.
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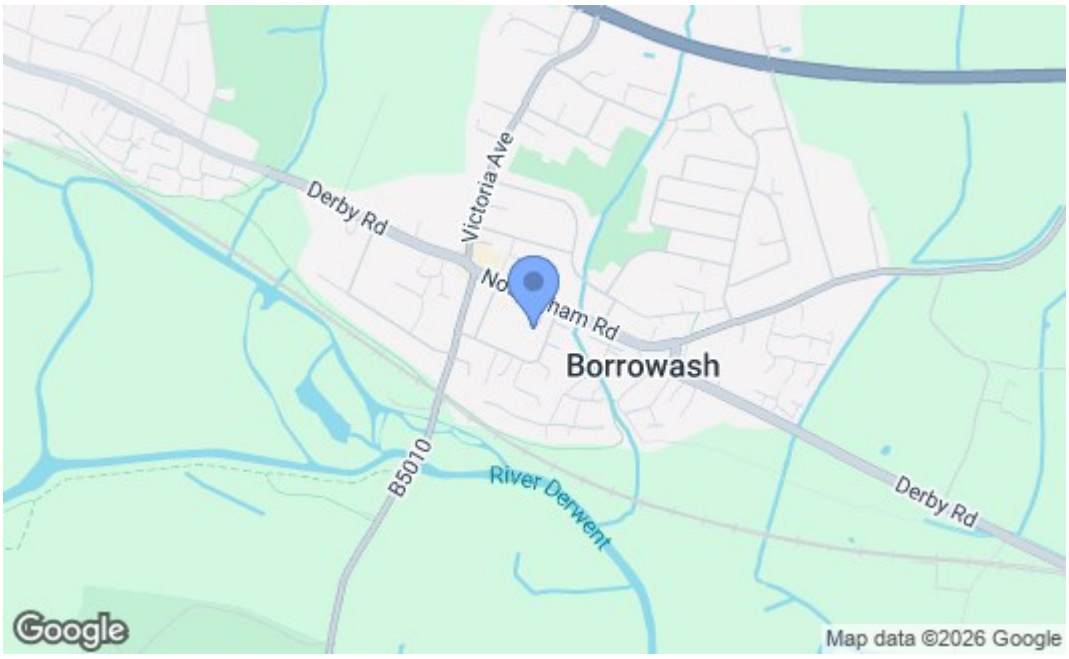
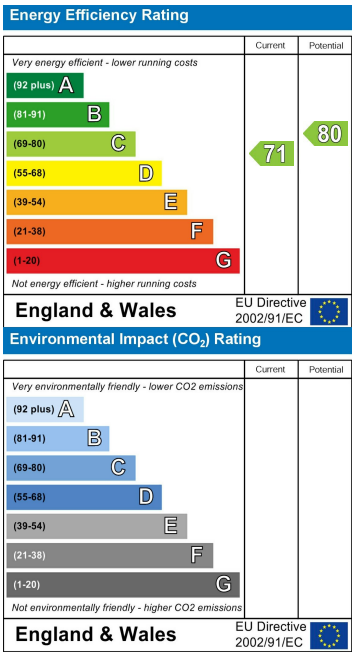
Agents Ntote
Planning Permission has been obtained by the current owner to build a double garage at the front of the property, a room running along the right hand side which could be a gym or similar and to be extended at the rear where the main bedroom is currently located to create a pool room, if this was something that a new owner might wish to build in the future. There is also a second flight of stairs to the first floor where there is proposed to be a new master bedroom with a dressing room and en-suite and a balcony overlooking the rear garden.

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 4mbps Superfast 67mbps 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





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.

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