



Balmoral Road,
Borrowash, Derbyshire
DE72 3FZ

£260,000 Freehold



A THREE BEDROOM SEMI DETACHED HOME SITUATED ON THE EVER POPULAR BALMORAL ROAD, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well positioned semi detached property which offers spacious and practical accommodation, ideal for a range of buyers. The property benefits from a through lounge/dining room, providing a bright and versatile living space, along with a conservatory to the rear, adding further reception space overlooking the garden.

To the first floor are three well proportioned bedrooms and a family bathroom. Externally, the property enjoys ample off road parking to the front and a garage, providing additional storage or parking.

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.



Entrance Hall

Double glazed door to the front, wooden flooring, stairs to the first floor, radiator and doors to the kitchen and lounge.

Lounge/Dining Room

12'5 x 28'2 approx (3.78m x 8.59m approx)
Double glazed window to the front, radiator, gas fire, hearth and mantle, sliding patio doors to the rear.

Conservatory

11'11 x 9'1 approx (3.63m x 2.77m approx)
Doors to the rear garden, windows surrounding.

Kitchen

9'1 x 8'11 approx (2.77m x 2.72m approx)
Double glazed window to the rear, double glazed door to the side, matching wall and base units with roll edged work surfaces over, inset sink and drainer, four ring electric hob with extractor over, integrated electric oven, plumbing for a washing machine and dishwasher, housing for a fridge freezer.

First Floor Landing

Loft access hatch, doors to:

Bedroom 1

13'11 x 11' approx (4.24m x 3.35m approx)
Double glazed window to the front, radiator.

Bedroom 2

11'7 x 11'5 approx (3.53m x 3.48m approx)
Double glazed window to the rear, radiator.

Bedroom 3

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

Shower Room

Double glazed window to the rear, fully tiled walls, shower cubicle, pedestal wash hand basin, tiled floor.

Separate w.c.

Double glazed window to the side, low flush w.c., fully tiled walls.

Outside

To the front of the property there is a block paved driveway, pebbles, mature shrubs and plants.

To the rear there is a block paved patio, lawned garden, enclosed with panelled fencing, shrubs and plants to the borders.

Garage

Detached garage with electrically operated up and over door.

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 into Nottingham Road, right into Barrons Way and right again into Balmoral Road.
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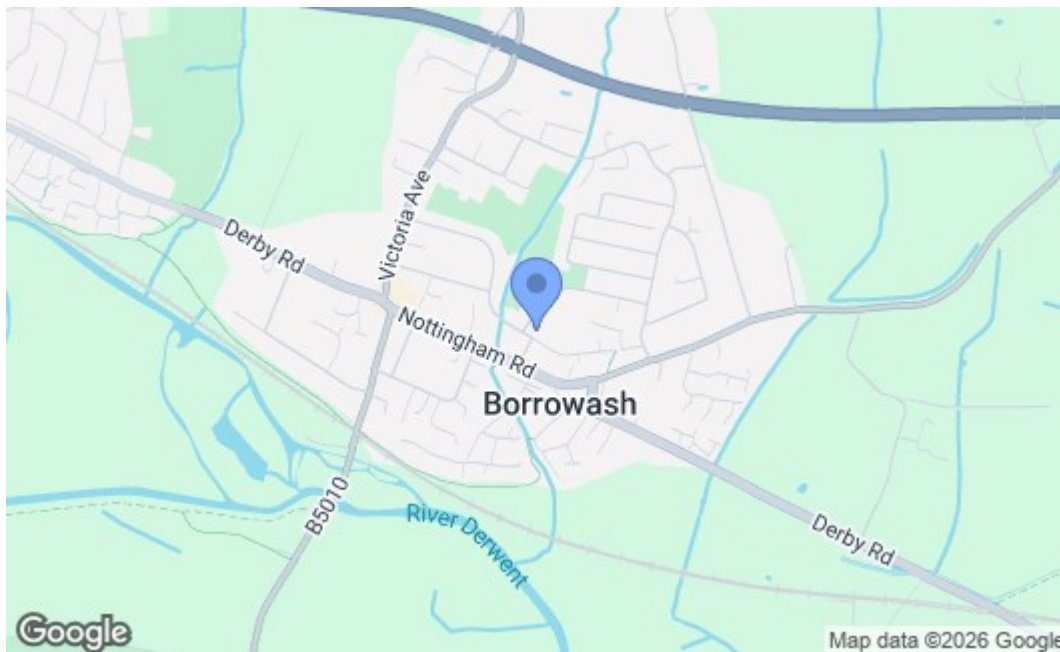
Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 10mbps Superfast 80mbps 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





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