



Mear Drive,  
Borrowash, Derbyshire  
DE72 3QW

**£299,950 Freehold**



A WELL PRESENTED THREE BEDROOM DETACHED FAMILY PROPERTY SET WITHIN AN ESTABLISHED RESIDENTIAL LOCATION.

Robert Ellis are extremely pleased to bring to the market this spacious family home providing generous living accommodation over two floors. The property is well presented with a large driveway, free standing brick built garage and en-suite shower to the master bedroom. To fully appreciate the size and quality of the accommodation on offer, a viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hallway, cloaks/w.c., living room, open plan dining kitchen and conservatory to the rear offering additional reception space. To the first floor there are the three bedrooms, en-suite to the master bedroom, and family bathroom. Outside there is a large driveway to the front providing ample off the road hard standing, further driveway at the side leading to the free standing brick built garage. The rear garden is low maintenance with a large paved patio area, decked area and fencing to the boundaries.

Borrowash has a vibrant centre where there is a Co-op supermarket, a well known local butcher, fishmonger and Birds Bakery with there being an Asda superstore at nearby Spondon, further retail outlets at Pride Park with all the shops being found in Derby also only being a few minutes drive away. There are local schools, healthcare, walks at the picturesque Elvaston Park and the surrounding countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

UPVC double glazed leaded door to the front, wall mounted radiator, stairs to the first floor, panelled door to living room and door to:

### Cloaks/w.c.

Low flush w.c., vanity wash hand basin, UPVC double glazed leaded window to the front, tiled splashbacks, wall mounted radiator, ceiling light point and dado rail.

### Living Room

17'5" x 16' approx (5.31m x 4.88m approx)

UPVC double glazed leaded window to the front, wall mounted double radiator, ceiling light point, coving to the ceiling, stairs to the first floor, understairs storage cupboard and panelled door to:

### Dining Kitchen

17'9" x 9' approx (5.41m x 2.74m approx)

This open plan living dining kitchen benefits from having a range of matching wall and base units with quartz work surface over, inset Neff oven with four ring stainless steel Neff gas hob above and extractor hood over, integrated fridge, inset 1½ bowl sink with swan neck mixer tap, space and plumbing for automatic washing machine, luxury vinyl tiled flooring, separate dining area, wall mounted radiator, ceiling light points, coving to the ceiling, UPVC double glazed leaded window to the rear elevation with sliding double glazed patio doors:

### Conservatory

11'5" x 10' approx (3.48m x 3.05m approx)

UPVC double glazed leaded windows to the side and rear, UPVC double glazed French doors to the low maintenance garden at the rear, tiling to the floor, TV point, brick built dwarf walls.

### First Floor Landing

UPVC double glazed windows to the side, loft access hatch, airing/storage cupboard housing hot water cylinder and panelled doors to:

### Bedroom 1

12'3" x 10'5" approx (3.73m x 3.18m approx)

UPVC double glazed leaded window to the rear, wall mounted radiator, ceiling light points, recessed spotlights to the ceiling and panelled door to:

### En-Suite Shower Room

8'2" x 2'11" approx (2.49m x 0.89m approx)

Walk-in shower enclosure with mains fed shower above, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the side, tiling to the walls, wall mounted radiator, shaver point and ceiling light point.

### Bedroom 2

8'11" x 8'5" approx (2.72m x 2.57m approx)

UPVC double glazed window to the front, range of built-in wardrobes providing ample storage space, wall mounted radiator and ceiling light point.

### Bedroom 3

9'2" x 6'9" approx (2.79m x 2.06m approx)

UPVC double glazed leaded window to the rear, wall mounted radiator, ceiling light point and dado rail.

### Bathroom

6'8" x 5'8" approx (2.03m x 1.73m approx)

A modern white Heritage three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin and low flush w.c., tiling to the walls, wall mounted radiator, ceiling light point and shaver point.

### Outside

To the front of the property there is a large tarmac driveway providing ample off the road vehicle hard standing. There is a low maintenance plum slate gravelled garden with shrubs planted to the borders, there is a driveway to the side elevation providing further off the road vehicle hard standing leading to the low maintenance landscaped garden at the rear. To the rear of the property there is a low maintenance garden with paved patio area, raised decked area providing space for a hot tub with fencing to the boundaries and mature tree to the rear of the garden.

### Garage

Free standing brick built garage providing storage space with up and over door to the front, light, power and side access door.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over the through the villages of Breaston and Draycott and into Borrowash. At the T junction turn left into Nottingham Road, left into Brook Road and continue along where Mear Drive can be found at the head of the road with the property located towards the left hand side.

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrapix ©2021



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 85        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 64                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.