

# SCARGILL MANN & CO.

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## Cedar View, Central Avenue Borrowash, Derby, DE72 3JZ



**Most impressive traditional four bedroom detached bungalow occupying a fabulous large plot measuring approximately 1/4 of an acre located off Central Avenue in Borrowash**

- A true rarity on the market • Impressive detached bungalow • Fabulous private and well established position • Plot measuring approximately 1/4 of an acre • Sought after location • Extensive gardens and driveway • Entrance hall, inner lobby and guest cloakroom • Lounge and kitchen • Four bedrooms and family bathroom • Spacious loft - ideal for conversion into two bedrooms (subject to planning consent)
- **VIEWING ESSENTIAL** •

**Price £485,000**



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## GENERAL INFORMATION

This is a rare and exciting opportunity to acquire a substantial traditional four bedroom detached bungalow on a most impressive private and well established plot measuring approximately  $\frac{1}{4}$  of an acre. The property's location is tucked away off Central Avenue to the highly desirable part of Borrowwash, entering through impressive wrought iron gates which culminate in a gravelled driveway providing ample off road parking.

We believe there is ample space to erect a garage (subject to necessary planning consents). The main gardens are a true feature of the sale with extensive foregarden laid to lawn, impressive trees and well stocked borders, further private rear garden also laid to lawn with feature patio.

Internally the property comprises, entrance hall, kitchen, inner lobby, guest cloakroom, lounge with feature fireplace, kitchen, four good sized bedrooms and main bathroom. There is a spacious loft which could be converted into a further two bedrooms and bathroom (subject to the necessary planning permissions and consents).

## LOCATION

The property is located at the heart of Borrowwash village centre providing easy access to an excellent range of amenities in the village including supermarket and post office to name a few. There is a regular bus service to Derby City centre and the property is ideally located for commuting to both Nottingham and Derby. Beautiful Elvaston Castle is also a short drive away and provides some delightful walks. The property is also

convenient for the A50 main motorway network and East Midland's Airport.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

Panel and glazed entrance door providing access to:

#### **ENTRANCE HALL**

With radiator, door to useful cloaks cupboard, access to:

#### **SPACIOUS LOFT SPACE**

We believe this space lends itself for conversion into two further bedrooms and a second bathroom (subject to the necessary planning permissions and consents).

#### **KITCHEN 3.67m x 3.2m (12'0" x 10'6")**

With U-shaped wood effect preparation surface having matching up-stand, inset ceramic sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards including china display shelving with under lighting, appliance spaces suitable for fridge, freezer and washing machine, inset four plate gas hob with built in oven and grill under, decorative coving, recessed ceiling spotlighting, radiator, sealed unit double glazed and leaded window to rear and panel door to:

#### **INNER LOBBY**

With further appliance space, door to front and multi paned door to:

#### **LOUNGE 4.92m x 4.02m (16'2" x 13'2")**

Beautiful feature fireplace with molded surround, raised hearth with matching interior housing the living flame fitted gas fire, radiator, TV point, decorative coving,

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dado rail and ceiling rose, sealed unit double glazed and leaded window to front and matching sliding patio door to rear garden.

#### **GUEST CLOAKROOM**

Suite comprising low flush w.c., pedestal wash hand basin, wall mounted gas fired boiler and useful shelving, decorative coving, recessed ceiling spotlighting, sealed unit double glazed and leaded window to front.

#### **BEDROOM ONE 3.41m x 3.33m (11'2" x 10'11")**

Radiator, decorative coving, full range of fitted wardrobes and drawer, sealed unit double glazed and leaded window to front.

#### **BEDROOM TWO/DINING ROOM 4.4m x 3.81m (14'5" x 12'6")**

Feature fireplace, radiator, two sealed unit double glazed windows to side and one to front.

#### **BEDROOM THREE 3.65m x 3.04m (12'0" x 10'0")**

Radiator, decorative coving, sealed unit double glazed and leaded window to front.

#### **BEDROOM FOUR 2.89m x 2.71m (9'6" x 8'11")**

Radiator, sealed unit double glazed and leaded window to rear.

#### **FAMILY BATHROOM 2.65m x 2.55m (8'8" x 8'4")**

Fully tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, panel bath, separate shower cubicle, radiator, recessed ceiling spotlighting, decorative coving, shaver point, sealed unit double glazed and leaded window to side.

#### **OUTSIDE & GARDENS**

Without a doubt a truly impressive feature of this sale is the fabulous well established plot on which the property stands and is set well back off Central Avenue, a highly desirable part of Borrowwash. Access via twin wrought iron gates leading to an extensive gravelled driveway, the garden must be seen to be fully appreciated and comprises a large mature mainly laid to lawn frontage with two very impressive cedar trees. There is a further range of herbaceous borders containing plants, shrubs, mature trees and front paved terrace, ideal for outdoor dining.

A gate to the side of the property leads to a very private mainly lawned rear garden which again must be seen to be appreciated. In its entirety the plot measures approximately  $\frac{1}{4}$  of an acre and would ideal suit a range of discerning purchasers.

#### **COUNCIL TAX BAND**

Erewash Borough Council - Band D.

#### **DIRECTIONAL NOTE**

From our Derby office proceed out of town heading east along the A52 eventually taking the slip road off signposted Borrowwash. Proceed into Borrowwash along Victoria Avenue. At the end turn left onto Nottingham Road and right into Borrowwash Road left into Central Avenue and the property is tucked away down a partially shared driveway on the left hand side shortly before the right hand turning into Ash Meadow.

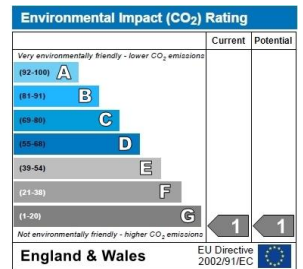
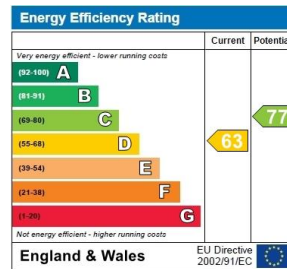
#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
**Assessments First**



**CONDITIONS OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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