

Cole Lane, Borrowash. DE72 3GP

£750,000 Freehold

FOR SALE



 **DERBYSHIRE  
PROPERTIES**  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

GUIDE PRICE £750,000 - £775,000

An opportunity to acquire this magnificent executive detached family home, ideally positioned between Derby and Nottingham in a highly regarded location.

Derbyshire Properties are delighted to offer for sale this significantly extended and beautifully presented detached family residence, occupying a generous and superbly landscaped plot. This stunning home provides spacious and versatile accommodation, perfectly suited to modern family living and extended households alike.

The property briefly comprises a welcoming reception hall with feature Crittall-style doors, a spacious living room, guest cloakroom/WC, cosy snug, walk-in pantry, and an impressive open-plan living kitchen/dining space forming the heart of the home. Further benefits include a utility room and side entrance hall. To the first floor, a striking galleried landing provides access to five well-proportioned bedrooms and two bathrooms.

Externally, the property enjoys a large, beautifully landscaped plot with a generous gravel driveway offering ample off-road parking. The private rear garden has been thoughtfully designed and includes a superb outdoor pod, currently utilised as a home office/gym.

A viewing is essential to fully appreciate the size, quality, and versatility of the accommodation on offer.

## FEATURES

- GUIDE PRICE £750,000 - £775,000
- Executive detached family home
- Beautifully extended and presented throughout
- Underfloor heating throughout all ground floor tiled areas
- Impressive open-plan living kitchen/dining area at the heart of the home
- Five well-proportioned bedrooms, including master with dressing area and en suite
- Private rear garden with versatile outdoor pod, ideal as home office/gym
- Spacious reception hall with feature Crittall-style doors
- Generous, beautifully landscaped plot with ample driveway parking
- Council Tax Band F



# ROOM DESCRIPTIONS

## Ground Floor

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The property benefits from underfloor heating throughout all ground floor tiled areas, zoned central heating and hard wired CCTV.

### Reception Hall

Entered via a composite door with obscured glazed side panels, this light and airy space features Karndean wood-effect flooring, a carpeted staircase to the first floor, understairs storage, a feature stained-glass porthole window, vertical radiator, and stylish Crittall-style internal doors.

### Living Room

A well-proportioned room with double glazed windows to the front and side elevations, period-style radiator, fitted shelving, and a wall-mounted biofuel burner set on a tiled hearth.

### Snug

Featuring a double glazed bay window with bespoke shutters, Karndean flooring, TV point, and a charming cast-iron log-burning stove set on a raised tiled hearth with exposed timber lintel. Open access leads through to:

### Dining Area

With continuation flooring, ceiling spotlights, and access to the walk-in pantry.

### Walk-in Pantry

Fitted with shelving and Karndean flooring, accessed via a Crittall-style door.

### Open Plan Living Kitchen

A stunning rear extension creating an exceptional family space:

#### Kitchen Area -

Comprising a bespoke range of wall and base units with quartz work surfaces and integrated appliances including double ovens, five-ring gas hob with extractor, and dishwasher. Space is provided for an American-style fridge freezer. Porcelain tiled flooring with underfloor heating, spotlights, a large central island with double Belfast sink, and ample seating complete the space. Double glazed window and sliding patio doors open onto the rear garden.

#### Living Area-

Flowing seamlessly from the kitchen, this space features modern screening, roof lanterns, ceiling spotlights, TV point, and bi-fold windows, overlooking the garden.

### Side Entrance Hall

Accessed via a composite door, with tiled flooring, spotlights, and internal doors leading to:

### Utility Room

Fitted with base units, stainless steel sink, plumbing for appliances, wall-mounted boiler, water cylinder, and obscured window.

### Guest Cloakroom/WC

Comprising low-level WC, vanity unit, tiled flooring, part-tiled walls, and spotlights.

## First Floor

### Galleried Landing

A spacious and versatile area ideal for a study or reading space, with vertical radiator, rear window, and loft access.

### Bedroom One

A generous principal bedroom with rear aspect, period-style radiator, TV point, and feature lighting.

### Dressing Room & En-Suite

A luxurious suite with marble tiled flooring and underfloor heating, fitted wardrobes, vanity unit, and a wet-room style shower. Separate WC with matching finishes.

### Bedroom Two

Well-sized double room with window, radiator, and space for furnishings.

### Bedroom Three

Double bedroom with front aspect and radiator.

### Bedroom Four

Front-facing bedroom with radiator.

### Family Bathroom

Beautifully appointed with a freestanding-style bath with inset taps, separate shower enclosure, vanity unit, low-level WC, tiled flooring, part-tiled walls, heated towel rail, and obscured window.

### External

#### Outside

The property sits on a generous plot, featuring a gravel driveway with block-paved edging that provides parking for multiple vehicles and access to the store room, formerly the garage, complete with power, lighting, and an EV charging point. Comprehensive CCTV coverage is installed, with cameras positioned at the front, both sides, and rear of the property. The landscaped front garden is adorned with mature shrubs and hedging.

The exceptional rear garden has been thoughtfully designed with a shaped lawn, well-stocked borders, and resin pathways leading to multiple seating areas. A raised composite decking area provides an ideal entertaining space, while the fully insulated outdoor pod (with power and lighting) offers flexible use as a home office, gym, or studio. Mature trees and planting ensure a high degree of privacy, creating a peaceful and family-friendly outdoor environment.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# FLOORPLAN & EPC

