

Fletcher & Company

30 Balmoral Road, Borrowash, Derby, DE72 3FZ

Offers Around £325,000

Freehold



- Extended Four Bedroom Semi-Detached Residence
- Stylish & Well Presented
- Close to Village Amenities & Schooling
- Entrance Hall, Fitted Guest Cloakroom
- Impressive Dining Kitchen with Bi-Folding Doors to Garden
- Spacious Lounge with Bay Window
- Three First Floor Bedrooms & Well Appointed Shower Room
- Second Floor Bedroom
- Private Enclosed Rear Garden
- Garage with Power & Plumbing





Summary

Stylish four bedroom semi-detached residence, impressively extended featuring a high quality dining kitchen with bi-folding doors opening onto the rear garden, situated within a popular village location.

This superbly presented property benefits from gas central heating and uPVC double glazing and in brief comprises: entrance hallway, fitted guest cloakroom and spacious lounge with bay window. To the rear, the ground floor is impressively extended with a refitted breakfast kitchen and quality units featuring bi-folding doors opening onto the rear garden. To the first floor the landing leads to three good sized bedrooms, a modern shower room and to the second floor is a further good sized bedroom with eaves storage.

The property is well set back from the road behind a driveway leading to a garage, whilst to the rear is a private enclosed southerly aspect garden.

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The Location

The property is located close to Borrowash Village centre, just a short walk away from a good range of local amenities including the Ashbrook Infant and Junior School, supermarket, Post Office, shopping outlets, village inns and restaurants.

The property is within easy reach of neighbouring villages and amenities of Ockbrook, Risley, Draycott, Breaston and Thulston.

Accommodation

Ground Floor

Entrance Hall

17'4" x 5'11" (5.29 x 1.81)

With uPVC entrance door with frosted glass, uPVC double glazed frosted glass windows, Moduleo herringbone flooring, double radiator, coving to ceiling and staircase leading to the first floor with under-stairs storage cupboard.



Fitted Guest Cloakroom

4'5" x 2'8" (1.36 x 0.82)

With low level WC, contemporary vanity unit with mixer tap and storage below, Moduleo herringbone flooring, partly tiled walls, extractor fan and uPVC obscure double glazed window to the side.

Lounge

15'8" x 12'4" (4.78 x 3.76)

With a feature fireplace with freestanding electric fire, radiator, coving to ceiling and uPVC double glazed bay window to the front.



Impressive Dining Kitchen

18'6" x 15'5" (5.64 x 4.72)



Dining Area

With superb bi-folding doors opening onto the rear garden, fitted with dimmable LED spotlights and a high-pitched ceiling with Velux windows.



Kitchen Area

Extended and recently refitted with a comprehensive range of Shaker style wall and base units with soft close drawers and worksurface over, integrated Bosch electric oven and grill with induction hob and cooker hood over, integrated Neff dishwasher, two large larder style units surrounding a space for American style fridge/freezer, centre island with Belfast sink with mixer tap and worksurface over, dimmable LED spotlights to ceiling, under cabinet strip lighting, Moduleo herringbone flooring and two cast iron radiators.



First Floor

Landing

With airing cupboard with shelving, uPVC obscure double glazed window to the side, staircase leading to the second floor and doors leading to three bedrooms and shower room.

Bedroom One

11'10" x 10'11" (3.63 x 3.34)

With radiator, built-in wardrobes with hanging space and uPVC double glazed window to the front.



Bedroom Two

11'5" x 10'8" (3.50 x 3.27)

With radiator, built-in wardrobe with hanging space and uPVC double glazed window to the rear.



Bedroom Three

7'10" x 7'5" (2.41 x 2.28)

With radiator and uPVC double glazed window to the front.

Shower Room

7'11" x 6'11" (2.42 x 2.13)

Fitted with a modern three-piece suite comprising large walk-in shower cubicle with additional shower attachment and rain shower head above, double width contemporary his and hers handbasins with two mixer taps and soft close storage drawers, low level WC, wall mounted bathroom cabinet, mirror, radiator, partly tiled walls and uPVC obscure double glazed windows to the side and rear.



Second Floor

Bedroom Four

12'7" x 11'0" (3.85 x 3.36)

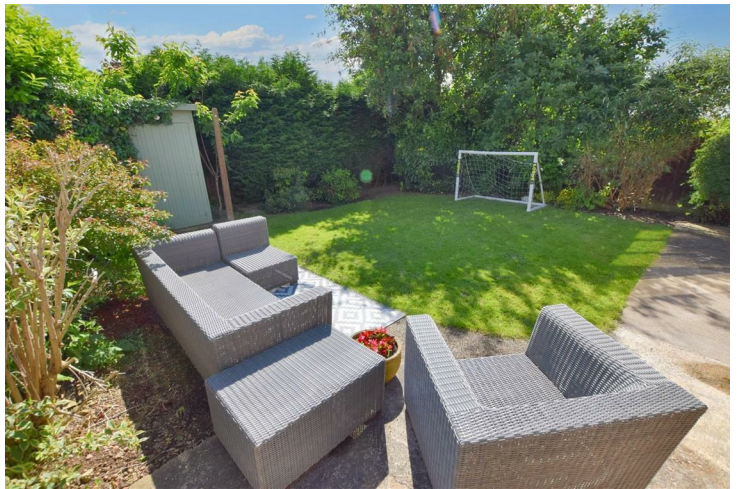
With wall mounted combination boiler, storage into eaves and large uPVC double glazed window to the rear with views.



Outside

To the front of the property a driveway provides off road parking for two vehicles and leads to a detached brick-built garage with a garden laid to lawn with chip bark shrub borders and enclosed by a hedge boundary.

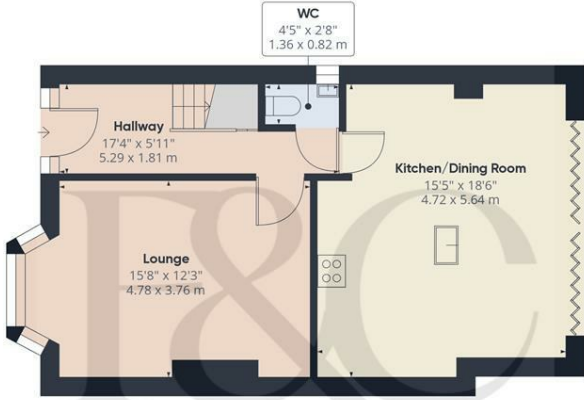
To the rear of the property is a delightful private southerly aspect garden with two sheds, wall lighting, areas laid to lawn and a patio area.



Detached Brick-Built Garage

With up and over doors, power, lighting, plumbing for automatic washing machine and rear door giving access onto the garden.

Council Tax Band B



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1055.55 ft²
98.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	