

# Fletcher & Company

77 Nottingham Road, Borrowash, Derby, DE72 3FN

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Price £275,000

Freehold

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- Conveniently Located Semi-Detached Residence
- Double Glazing & Gas Central Heating
- Entrance Hall
- Lounge with Feature Fireplace
- Open Plan Dining Kitchen
- Conservatory
- Three First Floor Bedrooms & Bathroom
- Good Sized Lawned Rear Garden
- Driveway & Large Shed





## Summary

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This is a conveniently located three bedroom semi-detached residence with a good sized garden to the rear, in popular Borrowash.

Occupying a popular location in sought-after Borrowash, this three bedroom semi-detached property offers a central location on Nottingham Road, with easy access to a good range of amenities, set back behind a lawned fore-garden with adjacent driveway and a good sized, mainly lawned, rear garden.

Internally, the property is double glazed and gas central heated featuring entrance hall, lounge, open plan dining kitchen, conservatory, three first floor bedrooms and bathroom.

# F&C

### **The Location**

Borrowash is popular due to its convenient location, just off the A52, giving easy access into both Derby and Nottingham. The village itself has a primary school, a good selection of shops including a supermarket, bakery, fish mongers, cafés and restaurants and provides easy access to nearby Elavaston Castle offering some delightful walks.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

11'10" x 6'0" (3.61 x 1.83)

Panelled sealed unit double glazed and leaded entrance door provides access into the hallway with central heating radiator, telephone point, staircase leading to the first floor, double glazed window to the front and doors to the lounge and open plan dining kitchen.

## Lounge

15'1" x 10'11" (4.60 x 3.33)

With feature fireplace incorporating decorative surround and raised granite hearth with open fire grate, central heating radiator and double glazed box bay window to the front.



## Open Plan Dining Kitchen

18'9" x 8'10" (5.72 x 2.71)



### Dining Area

A spacious dining area with central heating radiator.

### Kitchen Area

With woodblock effect preparation surfaces and tiled surrounds, inset ceramic sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in oven and grill, appliance spaces suitable for a fridge/freezer, washing machine, tumble dryer and dishwasher, under-stairs storage cupboard, double glazed window to the rear overlooking the generous sized garden, double glazed door to the side giving access onto the garden and sliding patio door opening into the conservatory.

### Conservatory

8'9" x 8'5" (2.67 x 2.59)

Brick-based and uPVC construction with central heating radiator and French doors opening onto the garden.



### First Floor

#### Landing

With access to loft space, double glazed window to the side and doors to three bedrooms and bathroom.

#### Bedroom One

13'1" x 11'4" (3.99 x 3.46)

With central heating radiator, a range of fitted wardrobes, TV plinth and double glazed window to the front.



#### Bedroom Two

10'3" x 8'11" (3.13 x 2.73)

With central heating radiator and double glazed window to the rear.



### **Bedroom Three**

8'9" x 7'2" (2.68 x 2.20)

With central heating radiator and double glazed window to the front.

### **Bathroom**

6'3" x 5'7" (1.92 x 1.71)

With a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, bath with Triton shower over, storage cupboard and double glazed window to the rear.



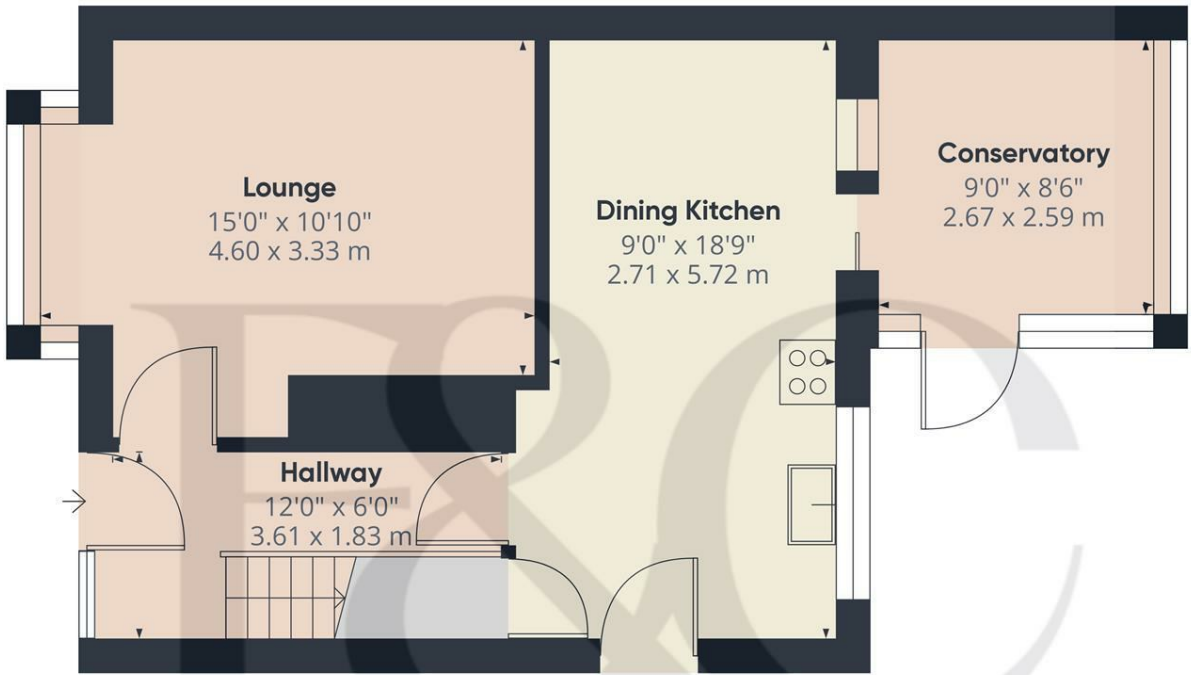
### **Outside**

To the front of the property is a lawned fore-garden with well stocked borders and adjacent driveway accessed through wrought iron gates providing off road parking.

To the rear of the property is a generous sized garden mainly lawned featuring a pathway with hard standing for a large, recently acquired shed and further smaller shed.



**Council Tax Band B - Erewash**



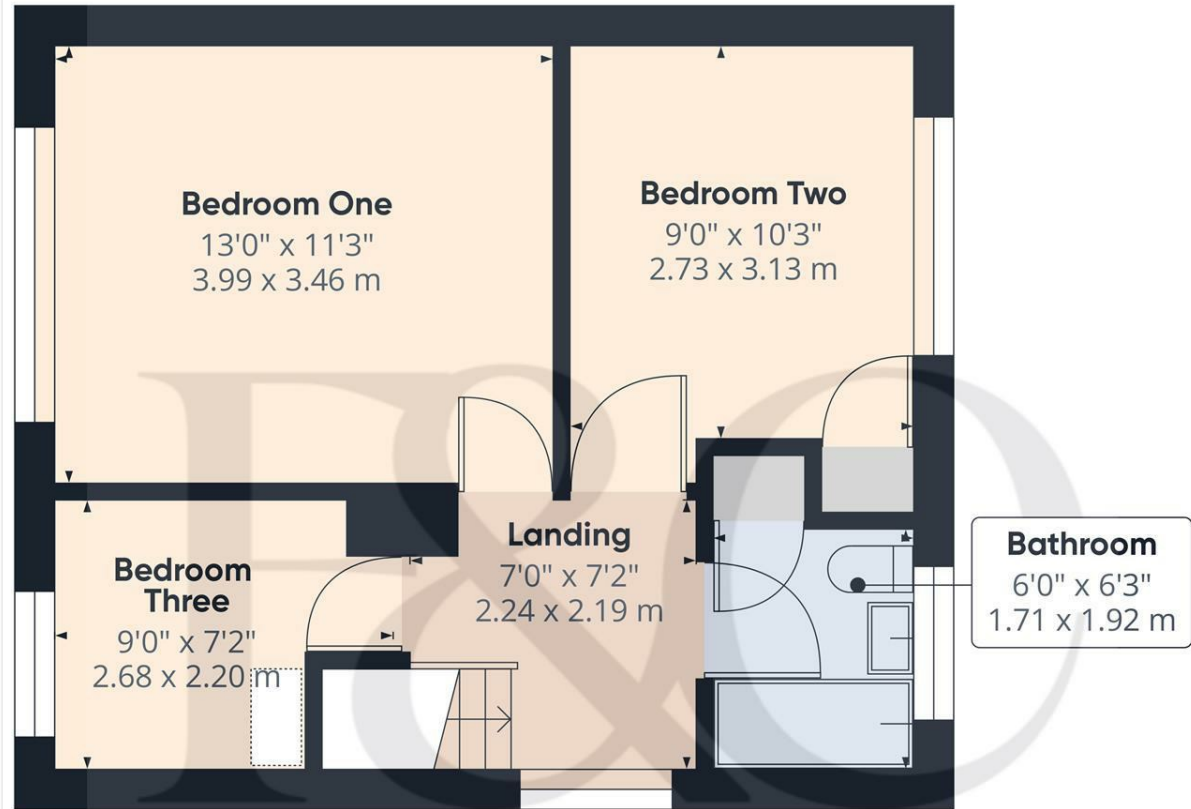
Approximate total area<sup>(1)</sup>  
512.04 ft<sup>2</sup>  
47.57 m<sup>2</sup>

(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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Floor 0



Approximate total area<sup>(1)</sup>  
392.99 ft<sup>2</sup>  
36.51 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: B  
Tenure: Freehold

