

# Fletcher & Company

60 Brook Road, Borrowash, Derby, DE72 3FW

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Offers In Excess Of £325,000

Freehold

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- Popular Village Location
- Superbly Presented
- Ideal for a Young Family
- Hall, Fitted Guest Cloakroom
- Through lounge/Dining Room, Kitchen
- Three First Floor Bedrooms
- Master En-Suite & Bathroom
- Private West Facing Rear Garden
- Driveway & Garage
- Viewing Highly Recommended







## Summary

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\*\*Due to the high level of interest we have received for this property we are inviting best and final offers in writing by 12pm on Wednesday 8th October to [derby@fletcherandcompany.co.uk](mailto:derby@fletcherandcompany.co.uk)\*\*

A superbly presented, three bedroom detached residence occupying popular estate location in the village of Borrowash. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, spacious through lounge/dining room, fitted kitchen, first floor landing leading to principal bedroom with en-suite shower room, two further bedrooms and bathroom.

The property benefits from lawned fore garden and driveway running down the side of the property through secure gates leading to a detached garage. To the rear, is a fabulous two-tiered garden with low level patio area, lawn, steps leading up to an upper lawned section with sleeper edged borders and fabulous decked entertaining/bar-be-que area.

# F&C

## **The Location**

Borrowash is a popular village located a few miles east of Derby also offering easy access to Nottingham. It is conveniently positioned off the A52 and the village offers an excellent range of amenities including supermarket, bakers, café, restaurants, fishmongers, hairdressers, primary school, regular bus service, pleasant walks in the surrounding open countryside and easy access to Elvaston Castle Country Park.

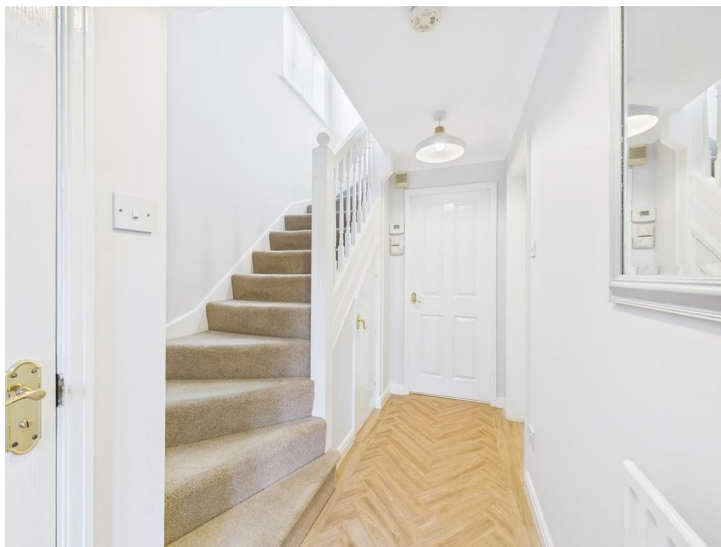
## **Accommodation**

### **Ground Floor Accommodation**

#### **Entrance Hall**

13'5" x 3'7" (4.10 x 1.11)

A double glazed entrance door provides access to hallway with central heating radiator, stylish wood effect flooring, staircase to first floor and understairs cupboard.



#### **Fitted Guest Cloakroom**

5'6" x 2'9" (1.69 x 0.85)

Comprising low flush WC, pedestal wash handbasin, stylish wood effect flooring, central heating radiator and double glazed and leaded window to front.

### Through Lounge/Dining Room

15'3" x 11'3" (4.67 x 3.43)

Comprising spacious lounge, central heating radiator, recessed spotlighting, decorative coving, wood effect flooring, double glazed and leaded box bay window to front and archway to dining room.

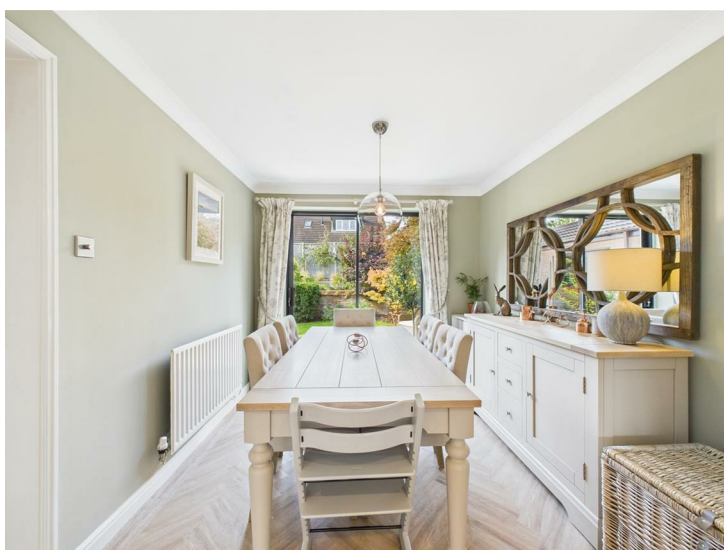




### Dining Area

10'6" x 8'10" (3.22 x 2.71)

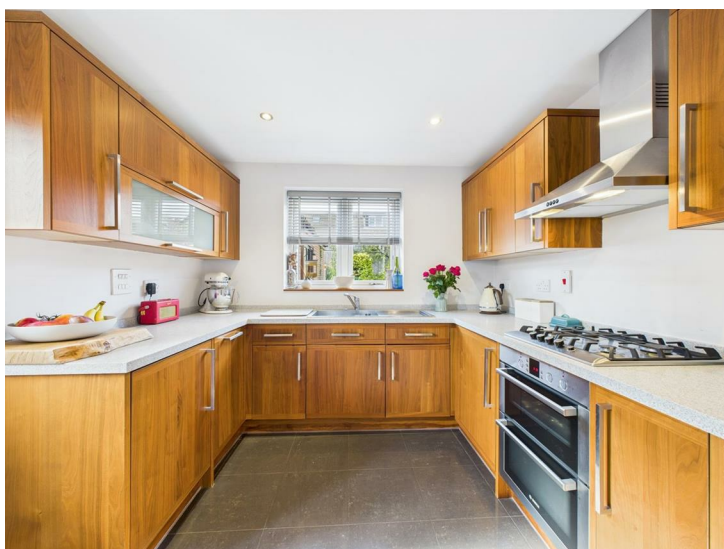
With central heating radiator, decorative coving, wood effect flooring and sealed unit double glazed sliding patio door to garden.



### Kitchen

10'11" x 9'0" (3.33 x 2.76)

A fitted kitchen with Corian worktops, matching upstands, inset one and a quarter stainless steel sink unit, stylish fitted base cupboards and drawers, complimentary wall-mounted cupboards, inset four plate gas hob with extractor hood over, built-in double oven beneath, integrated fridge, dishwasher, washing machine, central heating radiator, tiled floor, double glazed window to rear and panelled and double glazed door to side.



### First Floor Accommodation

Featuring a semi-galleried landing, access to loft space with combi boiler and a double glazed window to side.

### Principal Bedroom

13'4" x 9'4" (4.07 x 2.87)

With central heating radiator, fitted wardrobe, decorative coving, double glazed and leaded box bay window to front.



### Stylish En-Suite Shower Room

7'0" x 3'2" (2.15 x 0.98)

With low flush WC, vanity unit with wash handbasin with cupboard underneath, shower cubicle, radiator, recessed ceiling spotlighting and double glazed window to side.



### Bedroom Two

11'3" x 9'0" (3.44 x 2.75)

With central heating radiator, fitted wardrobe and double glazed window to rear.



### Bedroom Three

8'11" x 6'11" (2.72 x 2.11)

With central heating radiator, decorative coving and double glazed window to rear.





### Well-Appointed Bathroom

8'4" x 6'10" (2.56 x 2.10)

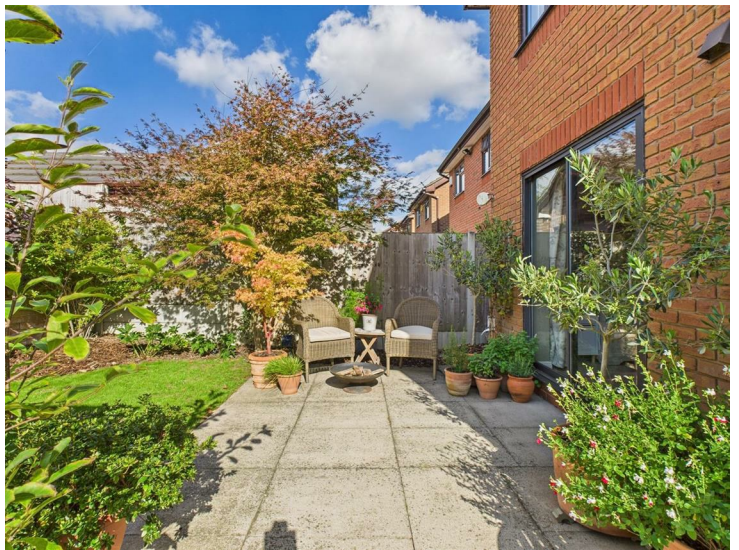
Partly tiled white suite comprising low flush WC, half pedestal wash handbasin, bath with shower over, ladder style radiator, recessed spotlighting and double glazed and leaded window to front.



### Outside

To the rear of the property is a fabulous, west facing garden set over two levels with lower-level patio area, lawn, steps lead up to well stocked borders containing a varied selection of flowering plants, shrubs including acers and fruit trees. The upper level also features lawn with raised, sleeper borders containing further plants and shrubs, decked entertaining/seating area ideal for barbecue and pizza oven. The garden offers a high degree of privacy and is a true asset to the sale.

To the front of the property is a generous fore garden with neat hedging, tarmac driveway leading down the side of the property through secure, lockable gates accommodating a detached, single garage with up and over door, side door, power and lighting.



**Council Tax Band D**



### Guest Cloakroom

5'6" x 2'9"  
1.69 x 0.85 m

### Entrance Hall

13'5" x 3'7"  
4.10 x 1.11 m

### Kitchen

10'10" x 9'0"  
3.33 x 2.76 m

### Through Lounge/ Dining Room

15'3" x 11'3"  
4.67 x 3.43 m

### Dining Area

10'6" x 8'10"  
3.22 x 2.71 m

#### Approximate total area<sup>(1)</sup>

453 ft<sup>2</sup>  
42.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

### Bathroom

8'4" x 6'10"  
2.56 x 2.10 m

### Landing

6'8" x 3'9"  
2.03 x 1.17 m

### Bedroom Three

8'10" x 6'11"  
2.72 x 2.11 m

### Principal Bedroom

13'4" x 9'5"  
4.07 x 2.87 m

### Bedroom Two

9'0" x 11'3"  
2.75 x 3.44 m

### En-Suite Shower Room

3'2" x 7'0"  
0.98 x 2.15 m

#### Approximate total area<sup>(1)</sup>

422 ft<sup>2</sup>  
39.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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	

### Duffield Office

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### Willington Office

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Council Tax Band: D  
Tenure: Freehold

