

Fletcher & Company

9 Woodward's Close, Borrowash, Derby, DE72 3XR

Offers Over £400,000

Freehold



- Ideal Family Home
- Quiet Cul-De-Sac Location
- Superb Views to Rear
- Entrance Hall & Fitted Guest Cloakroom
- Lounge & Dining Room
- Breakfast Kitchen
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Good Sized Driveway & Garage
- Attractive Rear Garden





Summary

Superbly presented, four bedroom, modern detached residence occupying a quiet cul-de-sac location in the desirable village of Borrowash. The property is tucked away in this sought after position, backing onto open fields offering fabulous views. The property is set back behind a good sized tarmac driveway providing ample off-road parking with access to an integral garage. To the rear of the property, is an attractive garden with two pleasant seating areas, well kept lawn, herbaceous borders, closed slat timber fence boundary and aforementioned views.

Internally, the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge with feature fireplace, separate dining room and good sized fitted kitchen. The first floor landing leads to principal bedroom with en-suite shower room, three further bedrooms and bathroom.

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The Location

Borrowash is a very popular village located a few miles east of Derby City Centre just off the A50 giving convenient access to Derby and Nottingham. The village itself is very popular and features a central hub of shops, supermarket, cafe, restaurants, fish mongers, barbers, primary school and a regular bus service into Derby. Nearby places of interest include Elvaston Castle Country Park which offers delightful walks.

Accommodation

Ground Floor

Entrance Hall

17'3" x 6'1" (5.26 x 1.86)

A UPVC double glazed entrance door with side light provides access to entrance hall with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

4'11" x 3'0" (1.52 x 0.93)

With low flush WC and wash handbasin.

Lounge

16'2" x 10'7" (4.95 x 3.23)

Having a feature fireplace with decorative surround, raised hearth and living flame gas fire, central heating radiator, decorative coving and double glazed window to front.



Dining Room

9'11" x 8'8" (3.04 x 2.65)

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



Good Sized Fitted Kitchen

16'2" x 9'11" (4.94 x 3.03)

Comprising worktops with matching breakfast bar, tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall-mounted cupboards, inset gas stove with stainless steel splash back with extractor hood over, built-in fridge freezer, dishwasher, appliance space suitable for washing machine and tumble dryer, recessed ceiling spotlighting, decorative coving, double glazed widow overlooking rear garden and double glazed door giving access to garden.



First Floor Accommodation

Landing

13'10" x 2'10" (4.22 x 0.87)

With airing cupboard.

Principle Bedroom

16'7" x 10'8" (5.07 x 3.26)

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



En-Suite Shower Room

9'1" x 2'11" (2.77 x 0.90)

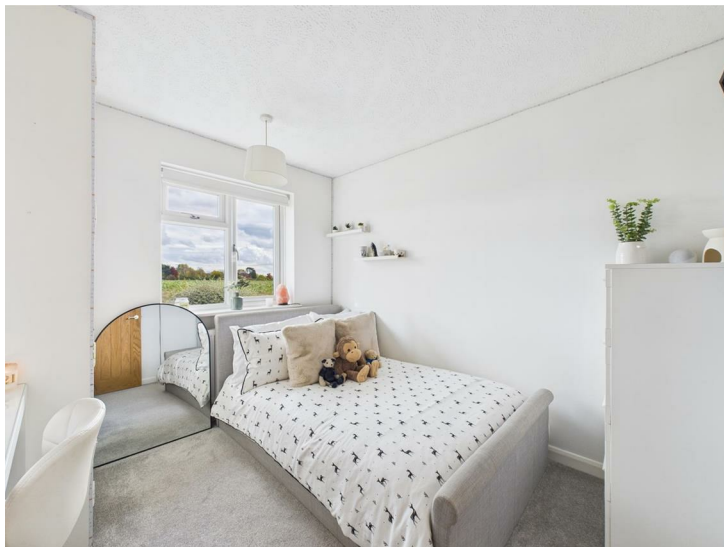
Tiled with a white suite comprising low flush WC, wash handbasin, shower area, radiator and double glazed window to front.



Bedroom Two

9'10" x 7'5" (3.01 x 2.28)

With central heating radiator, fitted wardrobe and double glazed window to rear with views over fields.



Bedroom Three

11'7" x 7'10" (3.55 x 2.40)

With fitted cupboards with hanging space providing excellent storage, central heating radiator and double glazed window to front.



Bedroom Four

9'5" x 6'8" (2.88 x 2.05)

With central heating radiator and double glazed window to rear with views over fields.



Well-Appointed Bathroom

6'8" x 6'5" (2.05 x 1.96)

Comprising low flush WC, vanity wash handbasin with cupboards beneath, panelled bath, radiator and double glazed window to rear.



Outside

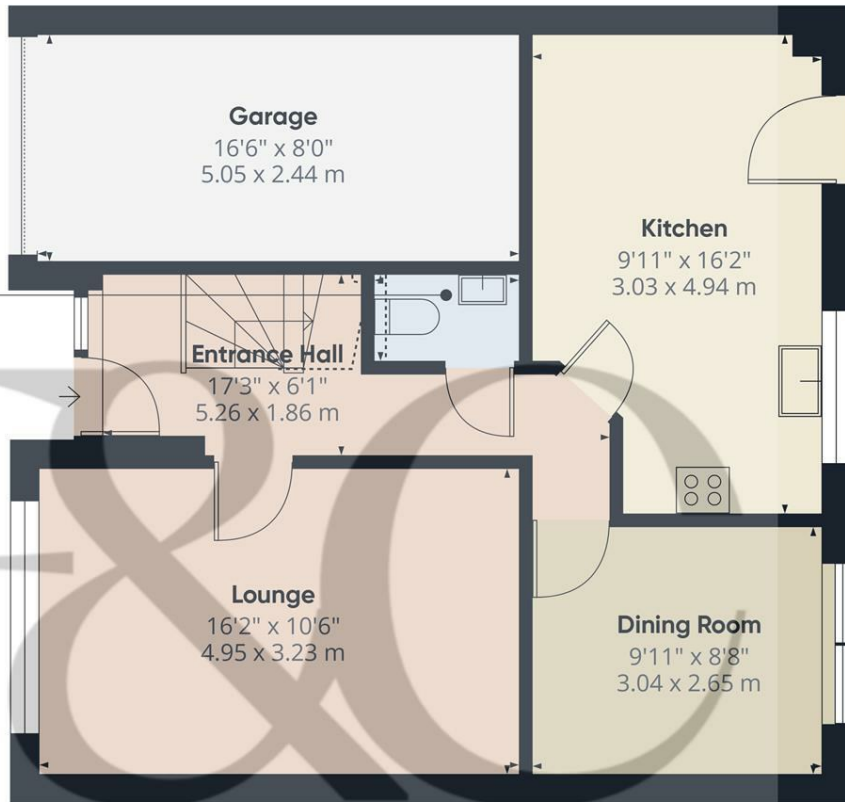
To the front of the property, is a sizeable tarmac driveway providing off-road parking for at least three vehicles and access to an integral garage with power, lighting and electric door.

To the rear of the property, is a fabulous garden featuring patio area immediately off the dining room, well-manicured shaped lawn, herbaceous borders containing plants, shrubs and further circular, stone edged seating area. A low-level fence makes the most of the open views with a good degree of privacy.



Council Tax Band D

Fitted Guest Cloakroom
4'11" x 3'0"
1.52 x 0.93 m



Floor 0

Approximate total area[®]

644 ft²
59.8 m²

Reduced headroom

8 ft²
0.7 m²

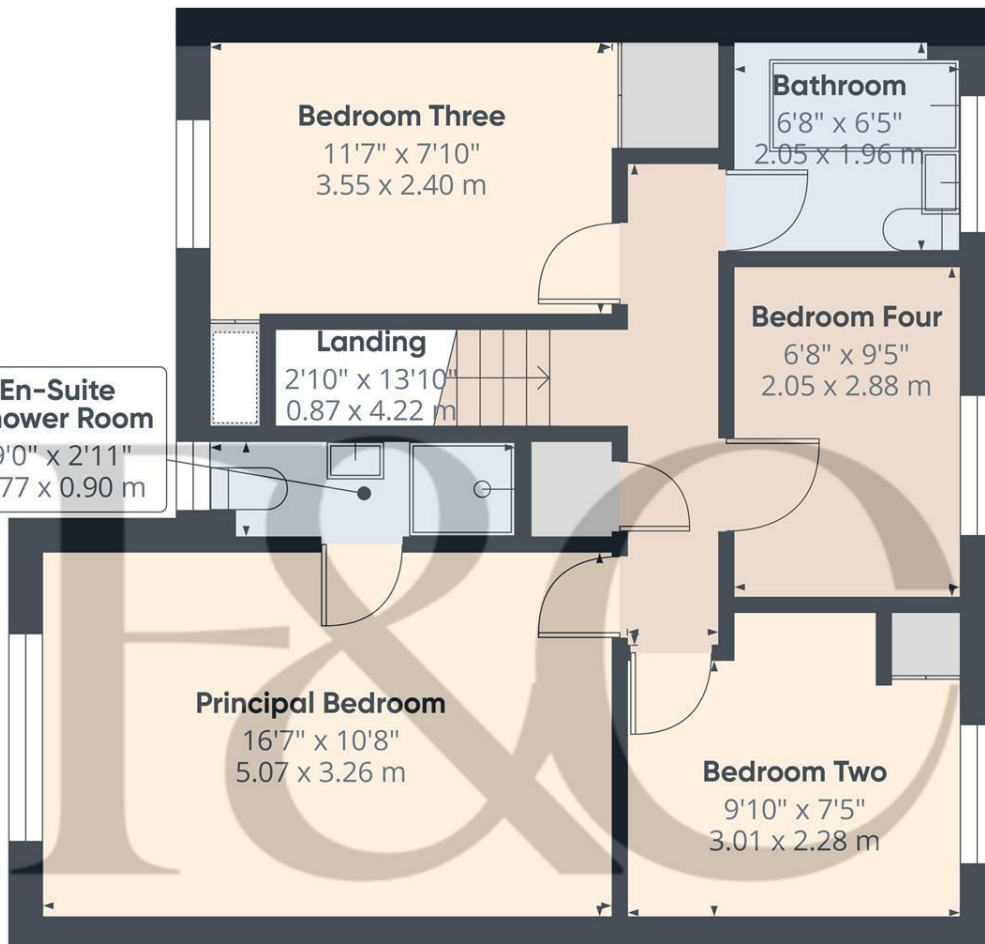
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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En-Suite Shower Room
9'0" x 2'11"
2.77 x 0.90 m



Floor 1

Approximate total area[®]

550 ft²
51 m²

(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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Energy Efficiency Rating

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

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

9 Woodward Close
Borrowash
Derby
DE72 3XR

Council Tax Band: D
Tenure: Freehold

