



Mear Drive  
Borrowash Derby



### Property Description

Situated within a quiet cul-de-sac on the edge of the highly desirable village of Borrowwash, this three bedroom detached family home comprises in brief of entrance hallway, lounge with feature log burner partially open plan to the dining room which leads further to the kitchen and conservatory to the ground floor. Upstairs are three spacious bedrooms; the master benefiting from an en-suite and the family bathroom.

The home also features a private rear garden which is mostly laid to lawn with mature shrubs and a pergola covered patio area. To the front is a spacious driveway.

The home is situated within walking distance to well regarded Ashbrook infant, nursery and junior schools as well as a less than a five minute drive to the A52 for convenient access to Derby city centre and the M1 motorway.



## Entrance Hallway

UPVC door to the front elevation, laminate flooring.

## Study

16' 7" x 8' 3" ( 5.05m x 2.51m )

Double glazed window to the front elevation, radiator, carpeted flooring and built-in storage.

## Lounge

15' 7" x 10' 10" ( 4.75m x 3.30m )

Double glazed window to the front elevation, radiator, log burner, laminate flooring. Open to dining area.

## Dining Room

13' 7" Max x 8' 2" Max ( 4.14m Max x 2.49m Max )

Double glazed sliding door to the rear elevation onto the conservatory, radiator, understairs storage, laminate flooring continuing from the lounge. Stairs to the first floor.

## Kitchen

10' 11" x 8' 2" ( 3.33m x 2.49m )

Double glazed window to the rear elevation, vinyl flooring, tile splash back, wall and base units with worksurfaces and stainless steel sink over; double range oven with gas hob and extractor hood over, integrated dishwasher as well as space for a fridge/freezer and washing machine.

## Conservatory

11' 4" Max x 9' 8" Max ( 3.45m Max x 2.95m Max )

Double glazed windows to the rear and side elevations as well as French doors to the rear garden and laminate flooring.

## Landing

Double glazed window to the side elevation, radiator, carpeted flooring, loft hatch with pull-down ladder, storage cupboard.

## Bedroom One

12' 9" Max x 10' ( 3.89m Max x 3.05m )

Double glazed window to the rear elevation, radiator, carpeted flooring.

## En-Suite

Double glazed window to the side elevation, vinyl flooring, heated towel rail, walk-in shower, basin vanity unit, W/C.

## Bedroom Two

10' 6" x 9' 6" ( 3.20m x 2.90m )

Double glazed window to the front elevation, carpeted flooring, radiator, built-in wardrobes.

## Bedroom Three

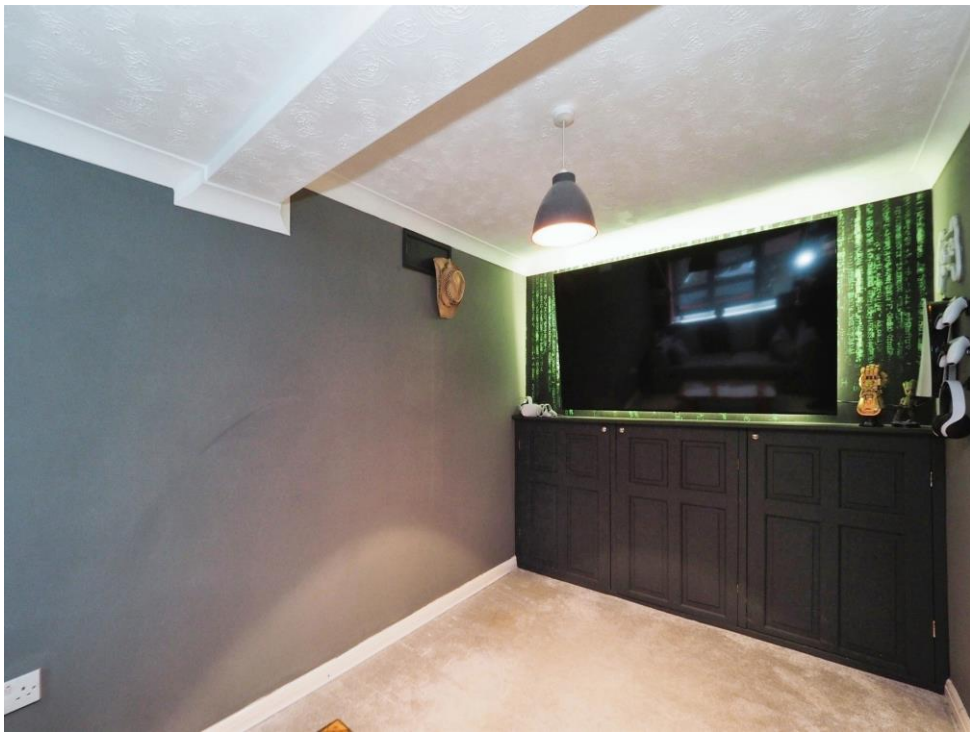
9' 10" x 7' 6" ( 3.00m x 2.29m )

Laminate flooring, double glazed window to the front elevation, radiator.

## Bathroom

Double glazed window to the rear elevation, vinyl flooring, partially tiled walls, radiator, W/C, basin and bath with shower attachment.









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Tenure: Freehold



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