



**31 Chestnut Grove, Borrowash
Derby, DE72 3JP**

A stunning four bedroom family home which has been meticulously renovated by the current owners who have spared no expense in creating this fabulous property. Extended to the front, side and rear, this is a very spacious property indeed which backs onto open fields via bifold doors from a huge kitchen diner. There is a good size and very cosy front sitting room with a log burning stove which is in contrast to the superb open planning living space at the rear comprising; a spacious dining area, sofa space with a wall mounted TV point and a central island with solid oak worksurfaces and breakfast bar. On the first floor is a roomy master bedroom with vaulted ceiling and en-suite shower room, plus there are a further three bedrooms and a superb fully tiled family bathroom which is also beautifully finished. The property is fully double glazed and is gas centrally heated via a combination boiler serving a full central heating system with radiators on the first floor and underfloor heating on the ground floor. To the side of the property is a tandem garage with electric roller door and there is also a separate utility room beyond.



£425,000

Hallway

Spacious central hallway with a ceramic tiled floor covering, staircase with oak and glass balustrade, under floor heating, a door to the front sitting room and one to the kitchen at the rear.

Sitting Room 14' 2" x 11' 4" (4.31m x 3.45m)

UPVC double glazed window to the front, fireplace with a log burning stove, TV point and a carpeted floor with underfloor heating.

Kitchen 26' 6" x 20' 0" (8.07m x 6.09m)

Contemporary fitted base units with solid oak worksurfaces and integrated appliances including a double stainless steel sink with mixer tap and boiling hot water tap and a four ring induction hob with extractor hood over. There is also space for an American style fridge freezer and plumbing for a dishwasher. The spacious open plan living space leads onto the garden via full width bifold doors, there is access to the garage, a door to the cloakroom WC, a door to the utility room and one to the under stair storage cupboard.

Utility Room 10' 8" x 8' 9" (3.25m x 2.66m)

UPVC double glazed window to the rear, worksurfaces with space for a washing machine and tumble dryer under, full height storage units, ceramic tiled flooring, a door to the rear garden and one to the garage at the front.

WC 6' 0" x 4' 7" (1.83m x 1.40m)

Wash basin in vanity unit with cupboards under, ceramic tiled flooring and WC.

Bedroom 1 13' 8" x 8' 2" (4.16m x 2.49m)

Roomy master bedroom with vaulted ceiling, a UPVC double glazed window to the front, central heating radiator and a wall mounted TV point.

En-suite 8' 2" x 4' 11" (2.49m x 1.50m)

Stylish en-suite shower room including a spacious shower stall with glass screen, vanity unit with cupboard space under, heated towel rail,

Bedroom 2 11' 5" x 10' 10" (3.48m x 3.30m)

UPVC double glazed window to the front and a central heating radiator.

Bedroom 3 11' 4" x 10' 1" (3.45m x 3.07m)

UPVC double glazed window to the rear with rural views and a central heating radiator.

Bedroom 4 9' 4" x 7' 10" (2.84m x 2.39m)

UPVC double glazed window to the front, a fitted wardrobe over the stairs and a central heating radiator.

Family Bathroom 8' 10" x 5' 7" (2.69m x 1.70m)

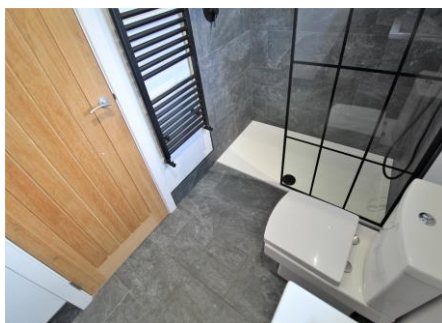
Three piece quality and beautifully tiled family bathroom including a roll top bath with hand shower attachment, a vanity unit with wash basin and cupboards space under and a close coupled WC. There is also a UPVC double glazed window to the rear, an extractor fan

Garage 25' 11" x 8' 4" (7.89m x 2.54m)

Spacious tandem garage with power, lighting a door into the kitchen, one into the utility room and with a remote control electric roller door to the driveway at the front.

Outside

To the front of the property is a block paved driveway with space for three vehicles, whilst to the rear is a level garden with a large patio across the back of the house and with a lawn which leads down to fields at the rear.



Disclaimer

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