



**59 Kimberley Road, Borrowash
Derby, DE72 3GE**

Spacious three bedroom bay window semi detached house that ticks all the boxes! Kitchen/Diner, a separate Utility Room, ground floor WC, private garden with an open aspect, off road parking and a brick built garage. The property is one of the larger three bedroom houses on the street having a slightly wider lounge and bedrooms. There are also UPVC double glazed windows throughout, a gas combination boiler fuelling the central heating and hot water plus fitted wardrobes in all the bedrooms. Borrowash village centre is within a short walk, with its wealth of amenities including bus links to Derby and Nottingham, a Supermarket, Chemist and Post Office to name a few.



£260,000

Hallway

UPVC double glazed front door leading to a spacious hallway with a staircase to the first floor, a central heating radiator, a door to the front sitting room and one to the kitchen at the rear.

Sitting Room 17' 9" x 12' 4" (5.41m x 3.76m)

UPVC double glazed bay window to the front, central heating radiator, TV point and a fireplace with a living flame gas fire.

Kitchen 18' 9" x 8' 11" (5.71m x 2.72m)

Fitted kitchen including base and eye level units with laminate worksurfaces, a composite one and a half bowl sink drainer with mixer tap, a four ring gas hob with an extractor over and an electric oven under. There is also a UPVC double glazed window to the rear, wooden flooring, a central heating radiator, a door to the utility room and a diner area with patio doors to the garden.

Utility Room 7' 10" x 7' 9" (2.39m x 2.36m)

Window to the rear, back door to the garden, a door into the garage, plumbing for a washing machine, space for a tumble dryer, space for a tall fridge freezer and access to the ground floor WC.

Ground Floor WC 7' 9" x 3' 6" (2.36m x 1.07m)

Window to the rear, a close coupled WC and a shower area which is incomplete.

Bedroom 1 11' 11" x 11' 1" (3.63m x 3.38m)

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

Bedroom 2 10' 11" x 11' 7" (3.32m x 3.53m)

UPVC double glazed window to the rear overlooking the park, a central heating radiator and a recessed fitted double wardrobe.

Bedroom 3 8' 11" x 7' 5" (2.72m x 2.26m)

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

Bathroom 8' 1" x 6' 11" (2.46m x 2.11m)

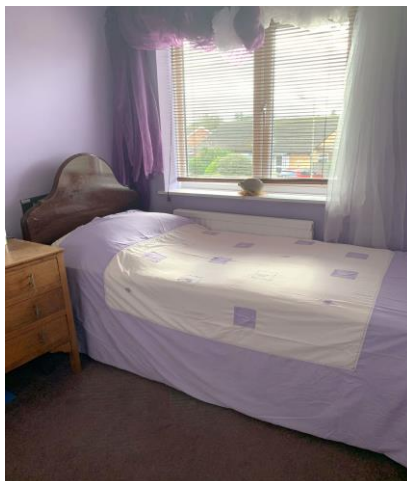
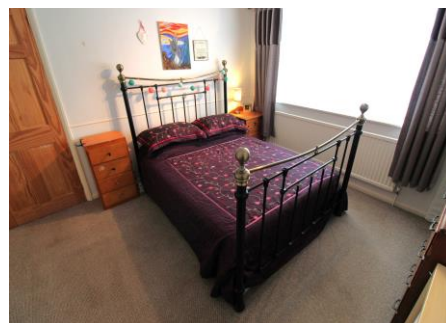
Spacious family bathroom including a panel bath with shower over, a pedestal wash basin and WC. There are UPVC double glazed windows to the side and rear, a central heating radiator, ceramic half tiled walls and a vinyl floor covering.

Garage 16' 4" x 9' 11" (4.97m x 3.02m)

Up and over garage door to the front, a personnel door from the utility room, power and lighting.

Outside

Foregarden with adjacent driveway, access along the side of the garage to the rear and a superb spacious level garden, which backs onto a little used area of the park at the rear.



Disclaimer

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Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

