



**32 Princess Drive, Borrowash
Derby, DE72 3LQ**

A very well maintained and presented three bedroom semi detached house with a very large rear garden, off road parking, a UPVC double glazed conservatory and a ground floor WC. This superb family home really does tick all the boxes, there is a spacious kitchen diner, front sitting room with a log burner, UPVC double glazed windows throughout and a gas combination boiler fuelling the central heating and hot water. Princess Drive is a very popular location within the popular village of Borrowash which benefits from a wealth of amenities and is within close proximity to Elvaston Castle Country Park.



£269,950

Hallway

UPVC double glazed window to the front, a UPVC double glazed front door, ceramic tiled flooring, 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 13' 11" x 11' 10" (4.24m x 3.60m)

UPVC double glazed box window to the front with built in shutter blinds, a central heating radiator, TV point and a feature fireplace with an integrated log burner.



Kitchen/Diner 18' 10" x 12' 5" (5.74m x 3.78m)

Shaker style fitted kitchen including a peninsula work station with cupboards under, laminate worksurfaces, a ceramic sink drainer, a four ring halogen hob with an extractor hood over, an integrated electric oven, plumbing for a washing machine and space for a tall fridge freezer. There is also a central heating radiator, sliding patio doors to the conservatory, a TV point, a UPVC double glazed back door to the side, a UPVC double glazed window to the side and one to the rear with a view down the garden.

WC

UPVC double glazed window to the side and a WC.



Conservatory 9' 7" x 9' 6" (2.92m x 2.89m)

UPVC double glazed conservatory with French double doors to the garden and a ceramic tiled floor covering.

Bedroom 1 12' 0" x 11' 11" (3.65m x 3.63m)

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

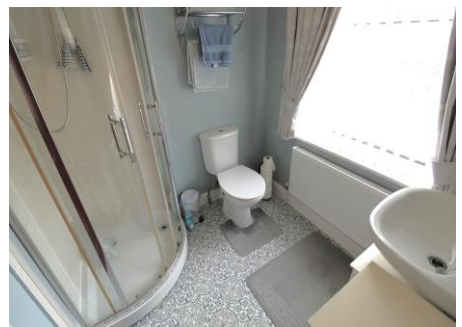


Bedroom 2 12' 5" x 11' 5" (3.78m x 3.48m)

UPVC double glazed window to the rear, a central heating radiator and fitted wardrobes.

Bedroom 3 6' 8" x 9' 5" (2.03m x 2.87m)

UPVC double glazed window to the rear, a central heating radiator and a fitted storage cupboard which also contains the combination boiler.



Shower Room 6' 1" x 6' 2" (1.85m x 1.88m)

Three piece suite including a quadrant shower cubicle with electric shower and sliding glass doors, a pedestal wash basin and WC. There is also a vinyl floor covering, a central heating radiator and a UPVC double glazed window to the front.

Outside

The property is set back from the road beyond a small fore garden with an adjacent driveway for one vehicle and a gate at the side to the rear garden. The rear garden is stunning, is very large and has been beautifully maintained. There is a large timber workshop halfway down, with power and lighting, plus a summer house to the rear.

Disclaimer

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

