

8 Borrowfields, Borrowash Derby, DE72 3LB

A superb three double bedroom detached property situated in a popular cul-de-sac location just off Central Avenue within a short walk of the village centre of Borrowash which includes a wealth of amenities and excellent bus link to both Derby and Nottingham. The property, which is in excellent condition having been rewired, double glazed and replumbed with a combination boiler, is very versatile indeed. There is a double bedroom and shower room on the ground floor, plus two further double bedrooms and a shower room on the first floor. This would be an excellent choice for a family needing well proportioned bedrooms or even a couple looking to future proof, it been being ideal as either a bungalow or house depending your requirements. To the rear is a spacious level garden which faces west to catch the sunshine from lunchtime all the way through to the evening and there is also a large detached garage with power and light. To the front of the property is a very smart multi car block paved driveway complete with an EV charging point and access along the side to the front door and rear garden.



£295,000

Hallway

Spacious central hallway with a UPVC double glazed front door, a recessed cloak cupboard, laminate flooring, a central heating radiator and a staircase to the first floor with storage under.

Sitting Room 16' 11" x 10' 11" (5.15m x 3.32m)

Spacious front sitting room with plenty of natural light, having UPVC double glazed windows to the front and side. There is also a laminate floor covering, two central heating radiators and a TV point.

Kitchen 14' 7" x 11' 1" (4.44m x 3.38m)

Modern and stylish fitted kitchen with underlighting, ceramic wall tiles and a superb Porcelain tiled floor covering. Appliances include an electric double oven, a four ring induction hob with an extractor hood over, space for a tumble dryer, plumbing for a dishwasher and space for a tall fridge freezer. There is also a superb quality 1 and 1/2 bowl composite sink drainer with a Hansgrohe mixer tap with hand attachment, set in a high quality Corian worksurface. A UPVC double glazed back door leads to a utility space at the rear and there is a large UPVC double glazed window with a view down the garden.

Utility

UPVC double glazed rear porch with plumbing for a washing machine and space for a second fridge or freezer.

Cloak Cupboard

Bedroom 3 (Ground Floor) 10' 6" x 10' 11" (3.20m x 3.32m)

UPVC double glazed window to the front, TV point, laminate flooring and a central heating radiator.

Shower Room (Ground Floor) 8' 5" x 6' 5" (2.56m x 1.95m)

Modern fitted shower room which includes a walkin enclosure with a plumbed shower mixer and glass screen, a vanity unit with sink and cupboard space under, a lit mirror cabinet, WC and a full height chrome heated towel rail. There is also a UPVC double glazed window to the rear and a tiled floor covering.

Bedroom 1 11' 1" x 10' 11" (3.38m x 3.32m)

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

Bedroom 2 10' 11" x 10' 6" (3.32m x 3.20m)

UPVC double glazed window to the front, a central heating radiator and doors with access to eaves storage.

Shower Room (First Floor) 5' 10" x 3' 8" (1.78m x 1.12m)

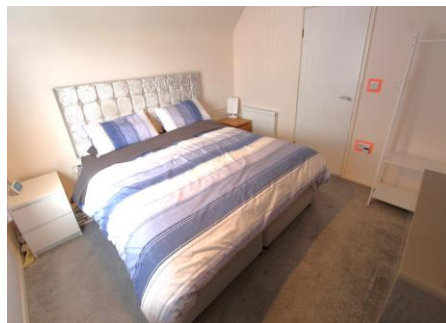
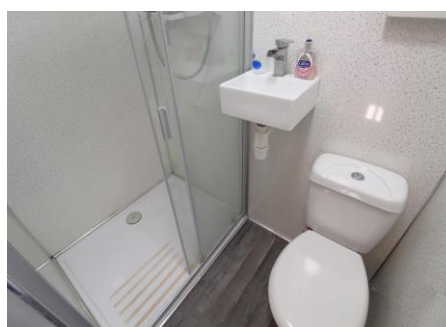
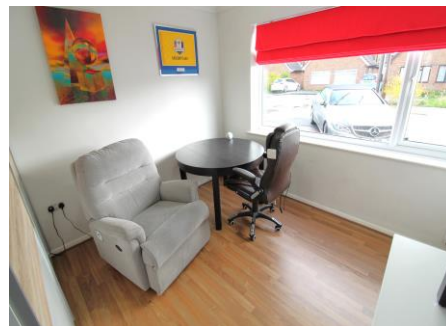
Shower cubicle with glass screen and an electric shower, wash hand basin, WC and an extractor fan.

Garage

Large tandem garage with an up and over door to the front, a personnel door and window to the side, power and lighting.

Outside

A very good size and level garden to the rear with a patio across the back of the house and an artificial lawn with pergola. The garden faces west which means there will be sun on the back from lunchtime through until the evening.



Disclaimer

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