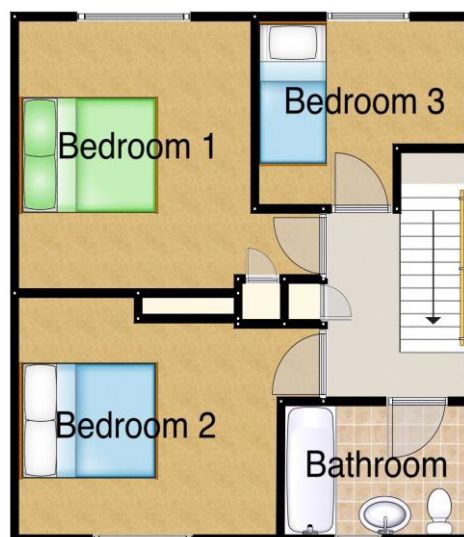




**35 Chestnut Grove, Borrowash
Derby, DE72 3JP**

Spacious three bedroom semi detached house situated on a wonderful plot in a pleasant cul-de-sac setting with a large front garden and a fabulous rear garden which backs on to open fields. The property is UPVC double glazed, has a gas combination boiler fueling the central heating and hot water, a spacious kitchen diner with patio doors to the garden and a large front sitting room with a feature fireplace. The property is offered for sale with no upward chain and is very well presented throughout, ready to move straight into. Chestnut Grove is situated between Borrowash village centre with it's wealth of amenities and the village of Ockbrook which has some popular county pubs. Road links are also excellent with swift access to the A52, A50 and M1.



£249,950

Entrance Hallway

UPVC double glazed front door leading to a spacious hallway where there is enough space to create a ground floor WC is required. There is also a staircase leading to the first floor, a UPVC double glazed window to the side and a door leading to the front sitting room.

Sitting Room 14' 3" x 11' 5" (4.34m x 3.48m)

Spacious front sitting room with a UPVC double glazed bow window to the front and open plan access to the kitchen at the rear. There is also a central heating radiator, a TV point and a chimney breast with an electric fire in front.

Kitchen/Diner 20' 6" x 12' 5" reducing to 10' (6.24m x 3.78m)

Spacious kitchen diner including high gloss fitted kitchen units with laminate worksurfaces, a stainless steel sink drainer, space for a tall fridge/freezer, plumbing for a washing machine, a four ring gas hob and an electric oven. There is also a UPVC double glazed window to the side, a central heating radiator, ample dining space and UPVC double glazed French double doors to the rear garden.

Bedroom 1 11' 5" x 10' 11" (3.48m x 3.32m)

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

Bedroom 2 12' 5" x 10' 2" (3.78m x 3.10m)

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

Bedroom 3 7' 7" x 5' 6" (2.31m x 1.68m)

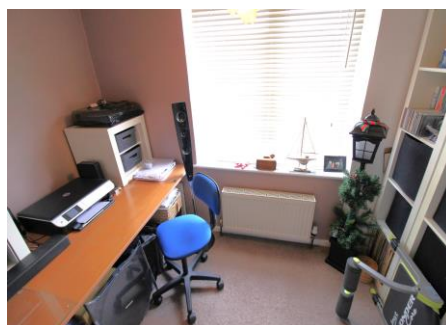
UPVC double glazed window to the front, a central heating radiator and a fitted wardrobe over the stairwell.

Bathroom 7' 7" x 5' 6" (2.31m x 1.68m)

Three piece suite including a panel bath with shower over, a counter top wash basin and WC. There are also UPVC double glazed windows to the side and to the rear.

Outside

The property is set a good distance back from the road beyond a large fore garden with a level lawn and a gravel path which leads along the left hand side of the property to a private garden at the rear. The rear garden is very spacious indeed and has been landscaped in order to create an attractive low maintenance space from which to sit and enjoy the aspect.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

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

