



13 Covent Garden Close, Borrowash Derby, DE72 3UR

Built to resemble a Victorian town house with its stone arched storm porch and stone sills, is this wonderful property with a fabulous landscaped garden including a large patio with a gated access to a driveway and brick built garage at the side. This a very spacious and practical property having four bedrooms, two bathrooms, a ground floor WC and a superb living room with patio doors to the very private garden. There is also a good size kitchen diner with a large bay window to the front and a fabulous master bedroom on the second floor with a range of fitted wardrobes and a spacious en-suite shower room. The property is situated on a peaceful cul-de-sac within a short and level walk of the vibrant village centre of Borrowash, with its wealth of amenities and close proximity to Elvaston Castle Country Park.



£315,000

Reception hall

Karndean flooring, stairs leading off to the first floor, access to the WC, under stair storage, a central heating radiator, a door to the kitchen at the front and a door leading to the sitting room at the rear.

Dining Kitchen 17' 0" x 11' 2" (5.18m x 3.40m)

Fitted kitchen including roll edge working surfaces and a selection of wall, base and drawer units with a spacious dining area in a large bay window at the front. Fitted appliances include; an integrated fridge freezer, a gas hob with an extractor hood over, an electric oven and plumbing for a washing machine. The flooring continues through from the Karndean in the hallway, the ceiling has nine inset down lights and there is also a central heating radiator.



Cloakroom

UPVC double glazed window to the side and currently being refitted with a new WC, and wash hand basin.

Living Room 16' 3" x 12' 3" (4.95m x 3.73m)

Spacious rear sitting room backing onto the very private garden via UPVC double glazed French double doors. There is also a Velux skylight, a TV point and a central heating radiator.



First Floor Landing

UPVC double glazed window to the front, access to bedrooms, 2, 3 and 4, a door leading to the family bathroom and a staircase leading to the second floor.

Bedroom 2 10' 6" x 8' 8" (3.20m x 2.64m)

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

Bedroom 3 9' 5" x 8' 0" (2.87m x 2.44m)

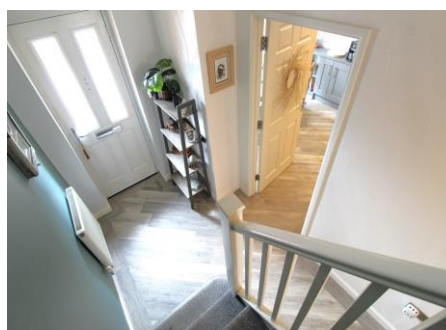
UPVC double glazed window to the front and a central heating radiator.

Bedroom 4 7' 2" x 7' 2" (2.18m x 2.18m)

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

Family Bathroom 9' 5" x 6' 6" (2.87m x 1.98m)

Modern ceramic tiled walls, panelled bath with shower over and glass screen, WC and wash hand basin, electric shaver socket, an extractor fan, a UPVC double glazed window to the side and inset ceiling down lights.



Second floor landing

Access to the boiler cupboard housing a gas combination boiler.

Bedroom 1 11' 4" x 12' 8" (3.45m x 3.86m)

Fitted with a range of fitted wardrobes, a wall mount TV point, a UPVC double glazed window to the front, loft access, a central heating radiator, a recessed storage cupboard and a door leading to the en-suite shower room.



Outside

Off road parking for two vehicles on a tarmac driveway at the side which leads to a substantial brick and tile detached garage with power and lighting. At the rear of the house is a level walled and landscaped garden enjoying a high degree of privacy and having a spacious patio area with patio doors from the sitting room.



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.**

