



## 136 Victoria Avenue, Borrowash Derby, DE72 3HG

Once part of a substantial Georgian residence known as Blossom House, is this elegant property situated back from the road beyond a detached garage and a block paved driveway with a path which leads across a very useable and private front garden to the front door. On entering the property via large UPVC double glazed front porch, you will be greeted by a fantastic entrance hall with feature corbelled arch, a sweeping staircase to the first floor and a door which leads to a wonderful front sitting room with original egg and dart plaster coving, a picture rails and a feature fireplace. To the rear of the property is a spacious dining room with access to a large conservatory, which includes patio doors to the beautiful rear garden. On the first floor is a huge open landing, a good size master bedroom with fitted wardrobes and an en-suite shower room, a large family bathroom and stunning second bedroom with double glazed sash window to the front. The accommodation is gas centrally heated via a modern gas boiler, well presented throughout and is UPVC double glazed. There is also a ground floor WC, a second garage located off a courtyard to the left of the property and an access to the rear garden off Deans Drive cul-de-sac to the rear.



**£375,000**



**Entrance porch 10' 0" x 6' 6" (3.05m x 1.98m)**

Spacious front porch which also serves as a very nice conservatory to the private front garden.

**Reception Hall 14' 10" x 10' 0" (4.52m x 3.05m)**

Spacious hallway with a sweeping staircase to the first floor, a central heating radiator, a door leading to the front sitting room and an original corbelled arch leading to a rear lobby, where there is a door to the kitchen, a door to the dining room and access to a large pantry.

**Front Sitting Room 15' 0" x 14' 2" (4.57m x 4.31m)**

A stunning period room with the original plaster cornice and picture rails, a central heating radiator, TV point, feature fireplace with gas fire and a UPVC double glazed bow window to the front.

**Dining Room 13' 5" x 11' 7" (4.09m x 3.53m)**

Spacious room with high ceilings, an open chimney breast, central heating radiator and a door to the conservatory.

**Conservatory 14' 7" x 11' 7" (4.44m x 3.53m)**

UPVC double glazed conservatory with double doors to the garden, access from the dining room, a ceramic tiled floor covering and with a door leading to the ground floor WC.

**Ground Floor WC 6' 6" x 5' 3" (1.98m x 1.60m)**

WC, wash basin, a window to the rear and a fitted storage cupboard.

**Kitchen 10' 10" x 11' 5" (3.30m x 3.48m)max**

Fitted with a matching range of base and eye level units with laminate worksurface and space for appliances including; an under counter fridge and freezer, a free standing gas cooker and plumbing for a washing machine. There is also a back door to the garden, a window to the rear, a ceramic tiled floor covering, an alcove for a microwave and a central heating radiator.

**Pantry 9' 3" x 3' 5" (2.82m x 1.04m)****First Floor Landing 15' 0" x 10' 0" (4.57m x 3.05m) including stairs**

A large open landing with a UPVC double glazed window to the front, a large storage cupboard /study and a recessed fitted wardrobe.

**Bedroom 1 11' 7" x 11' 1" (3.53m x 3.38m)**

UPVC double glazed window to the rear, a range of fitted wardrobes, two wall lights, a central heating radiator and a door leading to the en-suite shower room.

**En-suite 9' 6" x 3' 4" (2.89m x 1.02m)**

Shower cubicle with glass screen, an extractor, a heated towel rail, a wash basin and WC.

**Bedroom 2 15' 0" x 10' 3" (4.57m x 3.12m)**

UPVC double glazed sash window to the front, a central heating radiator and access to a large storage cupboard with a ladder to the loft.

**Bedroom 3 11' 9" x 6' 4" (3.58m x 1.93m) max**

UPVC double glazed window to the rear, a central heating radiator and a fitted storage cupboard. There is also a fitted wardrobe on the land which can be easily utilised by this room.

**Family Bathroom 15' 10" x 6' 6" (4.82m x 1.98m) max**

Three piece suite including a corner bath, a pedestal wash basin and WC. There is also a fitted storage cupboard, a central heating radiator and a UPVC double glazed window to the rear.

**Outside**

Walled boundary with access to a block paved driveway, garage and vehicle turning space/further parking. There is also a path which leads beyond to a very private shaped front lawn with surrounding flower beds to the front door. The rear garden is very spacious, well planted and includes a substantial timber workshop with a separate access from Deans Drive cul-de-sac at the rear. Adjacent to the property, with access via the neighbouring driveway, is a second garage located in a block of coach houses which once formed part of the original house.

**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.**

