



**4 Burrowfield Mews Nottingham Road, Spondon
Derby, DE21 7SJ**

Stunning three bedroom mews style property with parking and garage to the rear. The property, which is situated in an exclusive courtyard development, is beautifully presented throughout and includes a spacious dual aspect sitting room with double doors leading to a UPVC double glazed conservatory and a low maintenance private rear garden. This wonderful property is situated within walking distance of Borrowash village centre and Spondon village, with convenient bus links to Derby and Nottingham. There is a stylish high gloss fitted kitchen with solid wood work surfaces, a modern shower room, ground floor WC and a separate utility room. On the first floor are three good size bedrooms, a cupboard containing the gas combination boiler and an en-suite WC to the master bedroom.



£229,950

Utility 7' 9" x 3' 3" (2.36m x 0.99m)

UPVC double glazed front door, window to the front, LVT flooring, access to the hallway, a window through to the staircase and fitted base units with worktop space and plumbing for a washing machine under.

Hallway

Central hallway with a staircase leading to the first floor, LVT flooring, recessed ceiling downlight, a central heating radiator, the alarm control panel, access to the ground floor WC and doors leading to the sitting room at the side and the kitchen at the rear.

Sitting Room 12' 5" x 14' 11" (3.78m x 4.54m)

Dual aspect including a window to the front and French double doors through to the conservatory and garden at the rear. There is also an electric fire with feature surround, a double radiator, TV point and a range of fitted bookshelves.

Kitchen 10' 8" x 9' 7" (3.25m x 2.92m)

Stylish fitted kitchen including a range of high gloss base and eye level units with solid wood work surfaces and cornice trims with underlighting. There is also a UPVC double glazed window and back to the garden, a central heating radiator, a stainless steel sink drainer with mixer tap, a cold water filter and LVT flooring. Appliances include an integrated dishwasher, space for a fridge/freezer and a range style Belling electric cooker with five ring induction hob and double oven with an extractor hood over.

Conservatory 12' 4" x 9' 8" (3.76m x 2.94m)

UPVC double glazed conservatory with ample space for a large dining suite, a recessed storage cupboard, laminate flooring and with a door at the side leading out to the rear garden.

Ground Floor WC 3' 10" x 4' 2" (1.17m x 1.27m)

Wash hand basin, access to under stair storage, laminate flooring and a WC.

Bedroom 1 15' 3" x 9' 1" (4.64m x 2.77m)

UPVC double glazed window to the front, a Velux window to the rear, a central heating radiator, a range of fitted wardrobes and a door leading to the En-suite WC.

Bedroom 2 9' 7" x 8' 7" (2.92m x 2.61m)

Window to the rear, central heating radiator and a fitted wardrobes with sliding mirror doors.

Bedroom 3 7' 6" x 5' 5" (2.28m x 1.65m)

Velux window to the rear and a central heating radiator.

Shower Room 6' 7" x 5' 5" (2.01m x 1.65m)

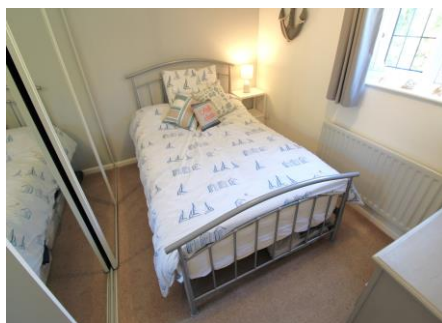
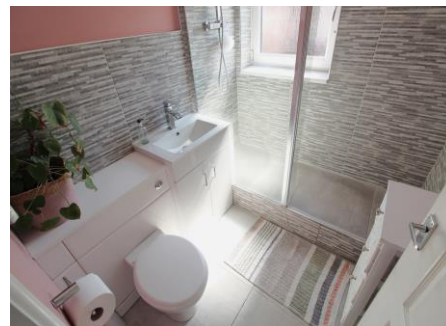
Three piece suite including a vanity unit with WC and wash basin, plus an open shower with glass screen, plumbed shower mixer and tiled base. There is also a UPVC double glazed window to the front, a chrome heated towel rail and a ceramic tiled floor covering.

Outside

The property is set around a private gated courtyard with a brick built single garage and parking space to the rear, with a gated access to the rear garden. The rear garden is low maintenance with raised planters and a good size patio with doors to the kitchen and conservatory.

Garage

Brick built garage with a pitched roof and an up and over door to the driveway in front. The garage is located straight ahead on the right when accessed via Borrowwash Road.

**Disclaimer**

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

