



**161 Victoria Avenue, Borrowwash  
Derby, DE72 3HF**

A large Victorian three bedroom property dating from the 1890's, which has been lovingly restored by the current owners who's attention to detail is second to none. If you are looking for a period property which captures a true sense of the era, yet with the modern trapping of the present day, then this is the property for you. There are superb quality UPVC double glazed sliding sash windows, a Jack and Jill bathroom from a huge master bedroom, central heating fueled via solid fuel Rayburn and several ornate open fireplaces. To the front of the property is a beautiful sitting room with a large bay window, pictures rails, plaster cornices and the one of the most stunning Victorian fireplaces you could find. This is a rare opportunity to acquire a fantastic Victorian home, situated on very large plot with parking to the front and vehicular access to a double garage and a selection of outbuilding. This includes a large timber cabin with double glazing and electricity, which would make an excellent office, gym or workshop, to mention just a few. Borrowwash village centre is within a short walk, where there are a wealth of amenities and there is also Elvaston Castle Country Park close by.



**£350,000**

**Hallway 16' 10" x 6' 2" (5.13m x 1.88m)**

Spacious hallway with Minton style ceramic floor tiles, an ornate staircase to the first floor with brass stair rods, an original stained glass window to the side, a central heating radiator, a door to the front sitting room and a door to the dining room at the rear.

**Sitting Room 12' 0" x 14' 10" (3.65m x 4.52m)**

A beautiful front sitting room including an original Victorian fireplace with a cast iron tiled inset and marbled slate surround. To the front is a large bay with UPVC double glazed sash windows, there is a central heating radiator and TV point, plus an original picture rail, plaster cornices and a ceiling rose.

**Dining Room 12' 11" x 16' 1" (3.93m x 4.90m)**

Huge dining room with two UPVC double glazed sash windows to the side, a feature cast iron fireplace with coal effect gas fire, picture rail, central heating radiator and a door leading to the kitchen at the rear.

**Kitchen 15' 10" x 12' 4" (4.82m x 3.76m)**

Bespoke solid wood kitchen units including a Belfast sink and a dual fuel Rayburn, complemented by a stunning riven limestone flagged floor. There is also a modern gas stove and an electric oven, a UPVC double glazed windows to the side and rear and a door to the utility room at the rear. Other appliances include plumbing for a dishwasher and space for an under counter fridge and freezer.

**Utility Room 5' 8" x 5' 0" (1.73m x 1.52m)**

UPVC double glazed window to the rear, a UPVC double glazed back door, access to the WC, plumbing for a washing machine, riven limestone flagged flooring and a Belfast sink.

**Ground Floor WC 2' 11" x 5' 0" (0.89m x 1.52m)**

Wash basin, WC and riven limestone flagged flooring.

**Bedroom 1 13' 0" x 13' 10" (3.96m x 4.21m)**

Two UPVC double glazed sash windows to the side, a feature cast iron fireplace, exposed timber floorboards, a central heating radiator and a door leading to the bathroom.

**Bedroom 2 12' 0" x 12' 0" (3.65m x 3.65m)**

UPVC double glazed sash window to the front, a feature cast iron fireplace, access to the boarded loft via a pull down ladder and a central heating radiator.

**Bedroom 3 9' 0" x 8' 5" (2.74m x 2.56m)**

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

**Bathroom 11' 7" x 5' 11" (3.53m x 1.80m)**

Three piece family bathroom including a large Victorian freestanding cast iron bath with a shower over, a close coupled WC and a bracketed wash basin. There is also a central heating radiator, an airing cupboard and a UPVC double glazed window to the side.

**Outside**

To the front is a block paved driveway with space for two large vehicles plus double timber driveway gates which lead to a courtyard at the rear. Off the courtyard is access to a large timber cabin with power and light, a large detached double garage and to the rear of this, a large workshop. Beyond the courtyard is a huge garden which leads down to open fields at the rear and has a variety of fruit trees, shrubs and a large lawn.

**Disclaimer**

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

