



**17 Gordon Road, Borrowash
Derby, DE72 3JX**

A superbly presented Victorian four bedroom detached house which ticks all the boxes. The property is situated in a beautiful location opposite St Stephens Church, within a short walk of the wealth of amenities that Borrowash village centre has to offer. There is parking on a block paved driveway in front, plus a spacious attached garage at the side. To the rear is a good size and very private garden, with an open aspect and two large seating areas. The kitchen is modern and very spacious and includes ample space for a large dining suite. Unusually for a period property the master bedroom has a spacious en-suite shower room, which is in addition to very stylish family bathroom and a ground floor WC. There is even a WC outdoors making four toilets in total. Both of the reception rooms have feature fireplaces and the main sitting room includes a large UPVC double glazed bay window to the front. The roof has only recently been completely replaced, there is a full gas central heating system fueled by a combination boiler and the property is situated within walking distance of Elvaston Castle Country Park.



£479,950

Front Sitting Room 14' 8" x 12' 0" (4.47m x 3.65m)

UPVC double glazed bay window to the front, TV point, feature fireplace with an electric fire and a central heating radiator.

Rear Sitting Room 12' 11" x 10' 3" (3.93m x 3.12m)

UPVC double glazed French double doors to the rear garden, a feature fireplace with an electric fire and a central heating radiator.

Kitchen/Diner 22' 0" x 11' 7" (6.70m x 3.53m)

Large kitchen diner with UPVC double glazed windows to the side and rear, plus a UPVC double glazed back door to the patio at the side. There is ample space for a large dining table, and a shaker style fitted kitchen including laminate worksurfaces and a stainless steel sink drainer. Appliances include; a four ring induction hob with an extractor hood over, a counter level electric double oven and space for an under counter fridge and a dishwasher. There is also a Karndean floor covering with underfloor heating, a central heating radiator and wall units with underlighting.

**Utility Room 9' 9" x 7' 4" (2.97m x 2.23m)**

Fitted with base and eye level units with a stainless steel sink drainer, plumbing for a washing machine, space for a tumble dryer and space for a tall fridge freezer. There is also a Karndean floor covering, a central heating radiator, access to the ground floor WC and a UPVC double glazed window and back door to the rear.

**Ground floor WC 7' 4" x 3' 3" (2.23m x 0.99m)**

Vanity unit with wash basin and cupboard space under, a WC with a concealed cistern, Karndean flooring and a good amount of coat hanging space.

**Galleried Landing**

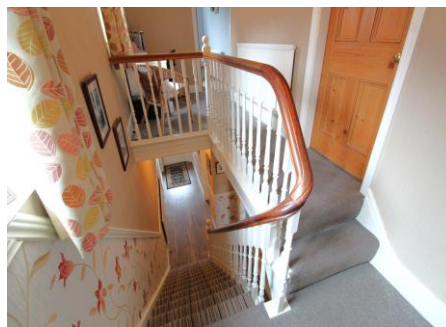
Spacious galleried landing including a good size study area and a loft hatch with pull down ladder to a boarded loft with lighting.

Bedroom 1 12' 6" x 8' 2" (3.81m x 2.49m)

UPVC double glazed window to the side, a central heating radiator, access to the en-suite and a range of fitted bedroom furniture including wardrobes and wall cupboards with underlighting.

En-suite 8' 5" x 5' 9" (2.56m x 1.75m)

Three piece suite including a large shower cubicle with a plumbed shower mixer and rainfall head, plus a vanity unit with a sink, storage cupboards and a WC with a concealed cistern. There is also a UPVC double glazed window to the rear, a chrome heated towel rail, LVT flooring and modern ceramic wall tiles.

**Bedroom 2 12' 11" x 10' 5" (3.93m x 3.17m)**

UPVC double glazed window to the rear, a central heating radiator and a range of modern fitted wardrobes.

Bedroom 3 12' 0" x 9' 0" (3.65m x 2.74m)

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

Bedroom 4 8' 9" x 7' 0" (2.66m x 2.13m)

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

Bathroom 8' 10" x 5' 2" (2.69m x 1.57m)

A modern and stylish fully tiled bathroom, including a bath with shower over and glass screen, plus a vanity unit with sink, storage cupboards and a WC with a concealed cistern. There is also a chrome heated towel rail, a UPVC double glazed window to the side and LVT flooring.

**Garage**

An attached brick built single garage with power, lighting and an up and over garage door to the front.

Outside WC

Access from the patio making it ideal for BBQ's and including a window to the rear.

Garden

A good size private rear garden, with a large patio area which wraps around to the rear of the house with access to the kitchen on one side and to the utility room on the other. There is also a spacious level lawn, a timber shed and a large decked area to the rear of the plot, complete with a spacious summerhouse.

**Disclaimer**

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

