



**30 Devonshire Avenue, Borrowash
Derby, DE72 3JD**

NO UPWARD CHAIN. A spacious three bedroom semi detached house with a beautiful well established rear garden, a large dual aspect sitting room with patio door to the rear and a modern fitted kitchen with a spacious dining room off and access to a large utility room at the rear. The property has been very well maintained and includes, UPVC double glazing, solar panels to the roof and a recently installed gas combination boiler, fueling the central heating and hot water. On the first floor are three well proportioned bedrooms, a very smart three piece family bathroom and a spacious landing with loft access. To the front is off road park parking, a fore garden with raised vegetable planters and a secure rear access at the side. Borrowash village centre is within a short walk, where there are a wealth of amenities and there is swift road access to the A52 and M1. Elvaston Castle Country Park is also close by making Borrowash a very desirable location indeed.



£230,000

Sitting Room 17' 1" x 10' 9" (5.20m x 3.27m)

Dual aspect room including a UPVC double glazed windows to the front and French double doors to the wonderful garden at the rear. There is also a feature fireplace with a living flame gas fire, two central heating radiators and a TV point.

Dining Room 11' 2" x 10' 2" (3.40m x 3.10m)

UPVC double glazed window to the front, laminate flooring, a central heating radiator, a recessed cupboard in chimney alcove and open plan access to the kitchen at the rear.

Kitchen 16' 6" x 5' 6" (5.03m x 1.68m)

Fitted with a matching range of base and eye level units with laminate worksurfaces, a stainless steel sink drainer and a five ring gas hob with an extractor hood over. There is also an electric under counter oven, space for a fridge and plumbing for a dishwasher. To the rear is a UPVC double glazed back door leading to the utility area and outbuildings, there are UPVC double glazed windows to the side and rear, a laminate floor covering and a central heating radiator.

Utility Room 8' 6" x 6' 1" (2.59m x 1.85m)

Window to the rear, sink unit with drainer, plumbing for a washing machine, space for a freezer, space for a tumble dryer and access through to what was a WC.

Bedroom 1 13' 10" x 10' 0" (4.21m x 3.05m)

Two UPVC double glazed windows to the front, a recessed fitted wardrobe, raised storage cupboards and a central heating radiator.

Bedroom 2 11' 2" x 10' 3" (3.40m x 3.12m)

UPVC double glazed windows to the front and side, a recessed fitted wardrobe and a central heating radiator.

Bedroom 3 10' 10" x 6' 10" (3.30m x 2.08m)

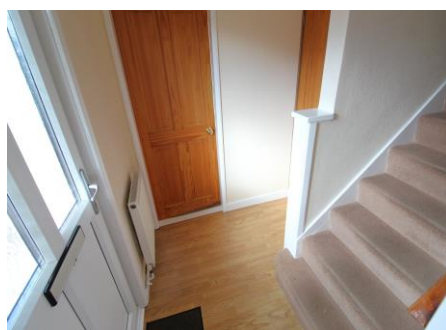
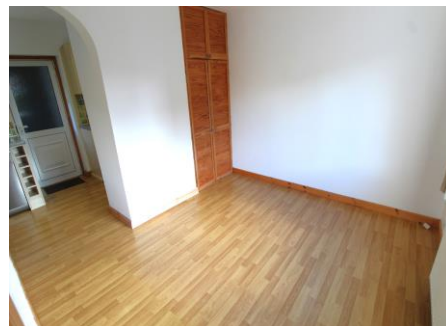
UPVC double glazed window to the rear, fitted storage cupboard and a central heating radiator.

Bathroom 7' 2" x 5' 7" (2.18m x 1.70m)

Three piece suite including a panel bath with shower over, a pedestal wash basin and WC. There is also a UPVC double glazed window to the rear and an extractor fan.

Garden

Stunning mature private rear garden with a large patio area across the rear of the house, a covered terrace and a superb timber summerhouse. There is also a level lawn, well stocked flower beds, a garden pond and a greenhouse.

**Disclaimer**

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

