



7 Brook Road, Borrowash Derby, DE72 3FW

A fantastic quality house, with two separate reception rooms and a stunning and very spacious kitchen diner, which leads out to a large Porcelain slabbed patio and a spacious garden with an open aspect. This superb family home has a wonderful feel about it, with good flow and lots of space to utilise, making it a superb and very practical property indeed. Three of the bedrooms are double, there is a beautiful en-suite shower room to the master bedroom and a very large five piece family bathroom with an addition access from the second bedroom. To the front of the property is ample off road parking on a block paved driveway and there is a substantial brick built detached double garage, which would make an excellent gym, workshop, games room or the like. Internally the property has a spacious central hallway, a ground floor WC, UPVC double glazing, including French double doors from the sitting room and gas central heating fuelled via a combination boiler. Brook Road is on the edge of the popular Mear Drive development, with it's good access to parks and footpaths including links to Elvaston Castle Country park via the old Derby Canal towpath.



£550,000

Hallway

Spacious entrance hall including; a UPVC double glazed front door, UPVC double glazed windows to the front, a recessed matt well, laminate flooring and a central heating radiator. There is also an oak door leading to the sitting room, a staircase to the first floor and access to the kitchen at the rear and the TV room to the front.

Sitting Room 17' 8" x 11' 2" (5.38m x 3.40m)

Light, bright and airy dual aspect room including a UPVC double glazed window to the front and French double doors to the garden at the rear. There is also a laminate floor covering, a central heating radiator, a TV point and a superb feature fireplace with living flame gas fire.

TV Room 11' 7" x 13' 2" (3.53m x 4.01m)

UPVC double glazed window to the front, a central heating radiator, feature fireplace with living flame gas fire and a TV point.

Kitchen/Diner 24' 1" x 12' 4" (7.34m x 3.76m)

Stunning quality shaker style fitted kitchen with underlighting, granite worksurfaces and a double Belfast sink. Fitted appliances include an integrated washing machine and dishwasher, a range style gas cooker with an extractor hood over and space for an American style fridge freezer with water supply. There is also an under stair pantry, space for a large dining suite and space for a full height wine cooler. The flooring is of Porcelain tiles, there are two UPVC double glazed windows overlooking the garden to the rear and a UPVC double glazed back door to the patio at the side.

WC

WC, wash basin with drawers under, a UPVC double glazed window to the rear, a central heating radiator and tiling on the floor and walls.

Pantry

Bedroom 1 11' 7" x 11' 3" (3.53m x 3.43m)

UPVC double glazed window to the front, a range of fitted wardrobes, a central heating radiator and an oak door leading to the en-suite shower room.

En-suite 7' 3" x 5' 8" (2.21m x 1.73m)

Stylish three piece shower room including a double shower enclosure, WC and wash basin. There is also a chrome heated towel rail, tiling on the floor and walls and a UPVC double glazed window to the front.

Bedroom 2 12' 0" x 11' 0" (3.65m x 3.35m)

UPVC double glazed window to the rear, a central heating radiator, fitted wardrobes and an oak door to the Family bathroom.

Bedroom 3 11' 4" x 9' 10" (3.45m x 2.99m)

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

Bedroom 4 8' 2" x 7' 5" (2.49m x 2.26m)

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

Family Bathroom 12' 11" x 7' 9" (3.93m x 2.36m)

A huge family bathroom including a free standing bath, a quadrant shower cubicle, WC and vanity unit with wash basin and storage under. There is also a lit wall mirror, ceiling with downlights, a chrome heated towel rail and stylish floor and wall tiles.

Garage

Brick built double garage with power, lighting and a pitch roof with loft storage.



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.**

