



**5 Deans Drive, Borrowash
Derby, DE72 3HQ**

Spacious two bedroom semi detached house with UPVC double glazed windows and a gas combination boiler fueling the central heating and hot water. The property is situated on a corner plot with gardens to the front and side, which could be resurfaced to create a vast amount of off street parking. There is also a detached garage at the side, beyond which is a very private paved rear garden. Internally there is a superb front sitting room with bay window and a beautiful feature fireplace, a spacious kitchen/diner and a good size well appointed first floor shower room. The property is in good general condition and with a small amount of personalisation, you could have a very nice home indeed. Deans Drive is an excellent location close to open parkland and is within walking distance of Ockbrook in one direction and the wealth of amenities in Borrowash village centre in the other.



£179,950

Entrance Hall

UPVC double glazed front door, a central heating radiator, staircase to the first floor and a door leading to the front sitting room.

Sitting Room 12' 11" x 12' 0" (3.93m x 3.65m)

Large UPVC double glazed bay window to the front, a superb feature fireplace with living flame gas fire, a central heating radiator and a door to the kitchen at the rear.

Kitchen/Diner 15' 4" x 11' 0" (4.67m x 3.35m)

Spacious kitchen/diner with two UPVC double glazed windows to the rear, a UPVC double glazed back door to the rear garden and two UPVC double glazed windows to the side. There are also fitted kitchen units with laminate worksurfaces and a ceramic tiled floor covering. Appliances include an electric cooker, a composite sink drainer and plumbing for a washing machine.

Bedroom 1 15' 4" x 11' 6" (4.67m x 3.50m)

Two UPVC double glazed windows to the front, fitted wardrobes either side of the chimney breast and a central heating radiator.

Bedroom 2 11' 0" x 8' 1" (3.35m x 2.46m)

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

Shower Room 7' 8" x 6' 11" (2.34m x 2.11m)

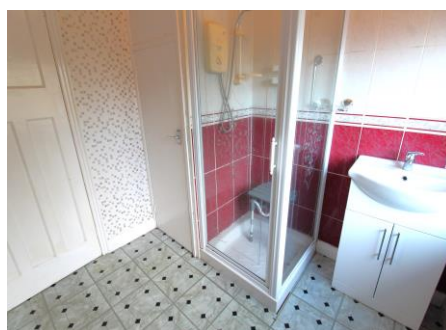
Double shower cubicle with an electric shower, a close coupled WC and a pedestal wash basin. There is also a chrome heated towel rail, ceramic floor and wall tiles, a built in storage cupboard and a UPVC double glazed window to the side.

Garage

Prefabricated concrete sectional garage with an up and over garage door to the front and a personnel door to the side.

Outside

Corner plot with a large frontage, garage and driveway to the side and a private paved garden to the rear.



Disclaimer

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

