



**3 Dovecote Drive, Borrowash  
Derby, DE72 3LS**

**\*\*\*NO UPWARD CHAIN\*\*\*** A great opportunity to acquire a superb property in green and leafy surroundings situated within a short walk of the village centre of Borrowash. This superb property includes a modern kitchen and bathroom, plus there is a substantial extension to the rear with patio doors to the garden. There is off road parking for two vehicles on a concrete imprinted driveway to the front and side and good access to a low maintenance south facing rear garden. The property also includes gas central heating fueled via a gas combination boiler and has UPVC double glazing throughout. Borrowash is an excellent location with a wealth of amenities and is within walking distance of Elvaston Castle Country Park.



**£239,950**

**Hallway 9' 5" x 4' 5" (2.87m x 1.35m)**

A good size entrance hall including a spacious cloak cupboard, a staircase to the first floor and a door leading to the sitting room.

**Sitting Room 17' 3" x 12' 8" (5.25m x 3.86m)**

Spacious sitting room including a UPVC double glazed bow window to the front, a UPVC double glazed window to the side and a door leading to the kitchen at the rear. There is also a TV point, access to the under stair storage cupboard, a feature electric fire and two central heating radiators.

**Kitchen 16' 0" x 9' 9" (4.87m x 2.97m)**

Modern fitted kitchen including shaker style base and eye level units with laminate worksurfaces and a stainless steel sink drainer. Appliances include; a free stand electric cooker, plumbing for a washing machine and space for a fridge/freezer. There are UPVC double glazed windows to the side and rear, a UPVC double glazed back door, a central heating radiator and a door leading to the dining room at the rear.

**Dining Room 11' 6" x 10' 0" (3.50m x 3.05m)**

With UPVC double glazed French double doors to the private rear garden and a central heating radiator. This is an excellent extra living space for a growing family.

**Bedroom 1 12' 4" x 9' 8" (3.76m x 2.94m)**

A range of fitted wardrobes including a fitted dressing table, a UPVC double glazed window to the front and a central heating radiator.

**Bedroom 2 9' 11" x 7' 11" (3.02m x 2.41m)**

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

**Bedroom 3 7' 2" x 5' 11" (2.18m x 1.80m)**

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

**Bathroom 7' 9" x 5' 5" (2.36m x 1.65m)**

Three pieces suite including a panel bath with shower over, a pedestal wash basin and WC. There is also a central heating radiator and a UPVC double glazed window to the rear.

**Outside**

The property is accessed along a private driveway which leads to a concrete imprinted driveway in front and to the side. There is good access to the rear garden beyond, which is private, low maintenance and south facing.

**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.**

