



**30 Elm Street, Borrowash
Derby, DE72 3HP**

Three double bedroom detached chalet bungalow with spacious living accommodation and a good size plot with a large detached garage and plenty of off road parking. The master bedroom and main bathroom are both on the ground floor, plus there are a further two double bedrooms and a washroom/WC on the first floor. This is a very practical and family orientated property, with plenty of space to entertain and ample accommodation to receive guests. There is a large kitchen/diner with a separate utility area, a south facing rear garden with a spacious patio and a good size lounge with a further dining space if required. The location is second to none, situated in attractive surroundings close to the allotments and within a short and level walk of local amenities. This is the ideal retirement property for someone with a large family or indeed if you are looking a spacious home with well proportioned bedrooms.



£295,000

Entrance Hallway 10' 7" x 7' 4" (3.22m x 2.23m)

Laminated double glazed front door leading to a spacious central hallway with a staircase to the first floor. There is also a central heating radiator, a recessed cloak cupboard which houses the alarm control panel and doors leading off to all rooms.

Kitchen/Diner 23' 7" x 10' 1" (7.18m x 3.07m)

Large light bright and airy kitchen diner with a ceramic tiled floor covering, ample dining space and open plan access to a fully fitted utility area, which includes plumbing for a washing machine and space for a tumble dryer. The kitchen itself has a full range of modern base and eye level units with laminate worksurfaces, ceramic tiled splashbacks, an electric double oven, four electric hob and plumbing for a dishwasher. There are two large UPVC double glazed windows to the rear, which allow in lots of natural light and a door leading out to the superb south facing rear garden.

Sitting Room 24' 8" x 12' 10" (7.51m x 3.91m)

Spacious sitting room with a UPVC double glazed window to the front, a central heating radiator and a feature fireplace with an electric fire. The original dining space, which has now been superseded by a large rear extension, now makes an excellent study area, music room or the like.

Bedroom 1 10' 1" x 9' 11" (3.07m x 3.02m)

Ground floor master bedroom with a UPVC double glazed window to the front, a central heating radiator and a range of fitted bedroom furniture including wardrobes and drawers.

Bathroom 6' 11" x 5' 5" (2.11m x 1.65m)

Three piece shower room including a quadrant shower cubicle and fitted vanity unit with a wash basin and WC with a concealed cistern. There is also a central heating radiator, ceramic wall tiles, a vinyl floor covering and a UPVC double glazed window to the side.

Bedroom 2 10' 1" x 10' 0" (3.07m x 3.05m)

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

Bedroom 3 10' 3" x 10' 2" (3.12m x 3.10m)

UPVC double glazed window to the rear, a central heating radiator and access to a small store cupboard which contains the gas combination boiler.

WC 4' 4" x 4' 0" (1.32m x 1.22m)

WC and a pedestal wash basin.

Garage 19' 10" x 10' 5" (6.04m x 3.17m)

Large detached single garage with power, lighting and an electric remote controlled up and over garage door to the front.

Outside

The property is set back front the road beyond a spacious driveway which leads to a large carport and at the side. The very useful carport provides covered access to the front door and also includes an electrically operated security gate to the very private rear garden. The rear garden faces south, has a large patio area with access to the garage and a level lawn with an attractive pergola.

**Disclaimer**

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