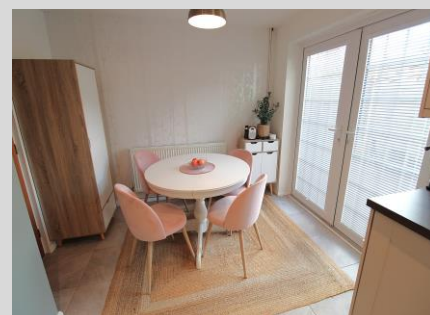
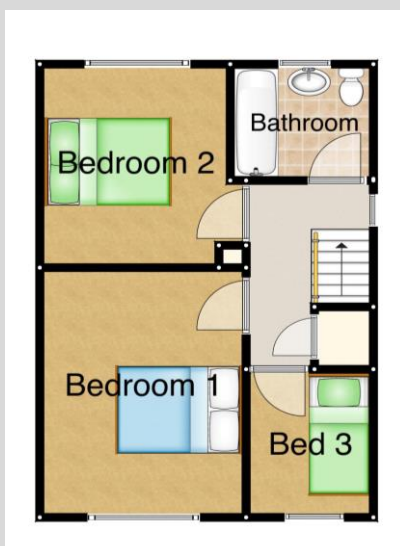




**2 Dovecote Drive, Borrowash
Derby, DE72 3LS**

A beautifully presented three bedroom end of terrace house in superb condition, having a modern fitted kitchen/diner and a fabulous refitted bathroom. The property is situated on a corner plot with garden land to the side, part of which could be incorporated within the rear garden if desired. The current owner has created a very comfortable and inviting home with quality fittings and a much improved layout, including a spacious kitchen with French double doors to the garden. The location is second to none being within a short stroll of the village centre, where there are bus links to both Derby and Nottingham and a wealth of amenities. There is also a beautiful outlook, set within green and leafy surroundings, within walking distance of Elvaston Castle Country Park. The property is full UPVC double glazed and is gas centrally heated via a combination boiler.



£229,950

Entrance Hall

UPVC double glazed front door leading to an extended entrance hall with a UPVC double glazed window to the front and side, a central heating radiator, a staircase leading to the first floor and a door to the front sitting room.

Sitting Room 12' 9" x 12' 6" (3.88m x 3.81m)

UPVC double glazed bow window to the front, access to an under stair storage cupboard, a modern electric fire, a central heating radiator, TV point and a door to the kitchen at the rear.

Kitchen/Diner 15' 11" x 9' 7" (4.85m x 2.92m)

Fitted with a matching range of base and eye level shaker style units with laminate worksurfaces and fitted appliances including an integrated fridge/freezer, tumble dryer and washing machine. There is also space for an electric cooker, a fitted extractor hood, a composite 1 and 1/2 bowl sink/drain, UPVC double glazed windows to the side and rear, plus French double doors to the garden. The flooring is of ceramic tiles and there is a good size dining area with a central heating radiator.

Bedroom 1 12' 5" x 9' 8" (3.78m x 2.94m)

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

Bedroom 2 9' 11" x 8' 11" (3.02m x 2.72m)

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

Bedroom 3

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

Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)

Three piece suite including a panel bath with shower over and glass screen, a vanity unit with wash basin and cupboard space under and a WC with concealed cistern. There are also modern ceramic floor and wall tiles, a chrome heated towel rail and a UPVC double glazed window to the rear.

Outside

The property is set back from the road beyond a small lawn with a path leading to the front door and a large lawn which runs along the right hand side of the property. There is a gated access to main garden from the rear, which is separated from the side garden by a substantial brick wall which has planning permission for removal to extend the garden if required. The rear garden is already a good size, mainly paved, has a selection of flower beds and a patio area across the back of the house with French double doors to the kitchen.



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.**

