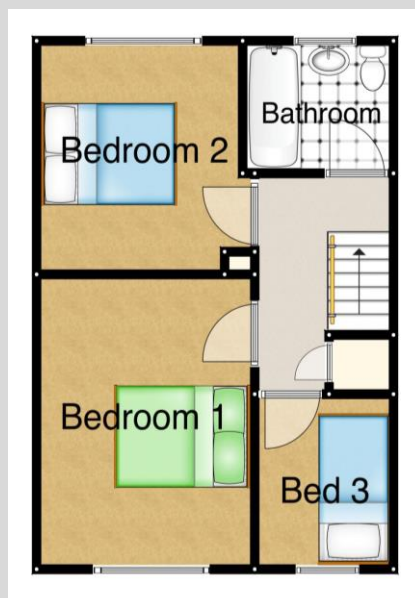




**5 Dovecote Drive, Borrowash  
Derby, DE72 3LS**

**\*\*\*No Upward Chain\*\*\*** Superb location just off the village centre in a green and leafy surroundings, including off road parking for three vehicles and a detached garage to the rear. The property is in good condition throughout with UPVC double glazing, central heating fuelled via a modern Ideal gas boiler and a good size kitchen/diner with patio doors to a very private south facing rear garden. Dovecote Drive is located close to a wealth of local amenities and is within walking distance of Elvaston Castle Country Park. Borrowash also is very well connected being located mid way between Derby and Nottingham with superb bus links and swift road access to the M1, A50 and A38.



**£245,000**



**Entrance Hall 9' 7" x 4' 4" (2.92m x 1.32m)**

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

**Sitting Room 12' 9" x 12' 4" (3.88m x 3.76m)**

UPVC double glazed window to the front, open plan access to the kitchen, an under stair storage cupboard, a living flame gas fire, wooden flooring and a TV point.

**Kitchen/Diner 15' 11" x 9' 9" (4.85m x 2.97m)**

Fitted kitchen including base and eye level units with laminate worksurfaces, a stainless steel sink drainer, four ring electric hob and an electric oven. There is also space for under counter fridge, plumbing for a washing machine, a central heating radiator, a UPVC double glazed sliding patio door to the rear garden, a UPVC double glazed back door and space for a dining table.

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

UPVC double glazed window to the front, a central heating radiator and a range of fitted wardrobes with sliding doors.

**Bedroom 2 10' 0" x 9' 0" (3.05m x 2.74m)**

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

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

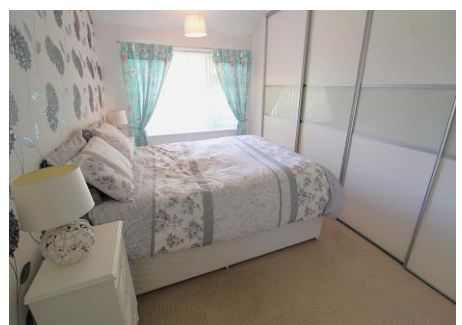
UPVC double glazed window to the front and a central heating radiator.

**Bathroom 6' 6" x 5' 4" (1.98m x 1.62m)**

Three piece suite including a large shower stall with an electric shower, a pedestal wash basin and a close coupled WC. There is also a UPVC double glazed window to the rear, vinyl flooring and a central heating radiator.

**Outside**

To the front of the property is a spacious Tarmac driveway with space for three vehicles and access to the garage at the rear. The rear garden is very private, south facing and includes a nice patio area across the back of the house.

**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.**

