



**36 Brook Road, Borrowash
Derby, DE72 3FW**

Stunning quality four double bedroom detached family home which extends to in excess of 2100 square feet and includes four bathrooms and a huge rear garden. This really is a very impressive property indeed with lots of superb living accommodation and a wonderful spacious master bedroom with a Juliet balcony overlooking the beautiful rear garden. There are three double bedrooms on the first floor, all of which have en-suite facilities, plus a large bedroom on the ground floor, with a fabulous fully tiles shower room opposite. This is a very versatile property which is ideally suited to a growing family or even for someone having an elder relative living with them. The kitchen is modern and stylish, there is a separate dining room with French double doors to the garden, a front sitting room with log burning stove, a large central hallway and a spacious block paved driveway with parking for five large vehicles. The property is located on Brook Road towards Mear Drive, which backs on to the site of the old Derby Canal, where there are footpaths leading to Elvaston Castle Country Park and cycleways to Derby City Centre.



£595,000

Hallway

Large L shaped central hallway with a staircase to the first floor, a UPVC double glazed front door, laminate flooring and a central heating radiator.

Kitchen 14' 6" x 12' 4" (4.42m x 3.76m)

Stylish fitted kitchen with a comprehensive range of base and eye level units, laminate worksurfaces and integrated appliances to include a dishwasher, an under counter fridge and a free standing gas range cooker. There is also a UPVC double glazed window to the rear, a peninsula breakfast bar, laminate flooring and open plan access to the dining room.

Dining Room 14' 4" x 13' 7" (4.37m x 4.14m)

UPVC double glazed French double doors to the rear garden, space for a large dining suite, laminate flooring, and a central heating radiator. This would also make a superb sitting room if preferred and currently also houses a sofa as well as a six piece dining table.

Utility Room 11' 3" x 7' 2" (3.43m x 2.18m)

Fitted with a range of base and eye level unit including a stainless steel sink, plumbing for a washing machine, a fitted wine cooler and space for a fridge, freezer and tumble dryer. There is also coat hanging space, shoe storage and a UPVC double glazed back door.

Lounge 18' 6" x 12' 9" (5.63m x 3.88m)

A good size front sitting room with two UPVC double glazed windows to the front, two central heating radiators, TV point and a superb log burning stove.

Study 10' 2" x 9' 3" (3.10m x 2.82m)

UPVC double glazed window to the front, laminate flooring, a central heating radiator and open plan access from the lounge.

Bedroom 4 / Sitting Room 14' 8" x 12' 8" (4.47m x 3.86m)

UPVC double glazed window to the side, a central heating radiator and a wall mounted TV point.

Shower Room 7' 10" x 7' 8" (2.39m x 2.34m)

Stunning and spacious three piece shower room which is fully tiled in natural stone. There is a shower cubicle with glass screen and a plumbed shower mixer, a close coupled WC, heated towel rail, UPVC double glazed window to the side and a wash basin with cupboard space under.

Bedroom 1 19' 11" x 17' 9" (6.07m x 5.41m)

A huge open plan space with three Velux skylights, a large dressing area, a door leading to the en-suite bathroom and UPVC double glazed double doors with a Juliet balcony which provides a private outlook over the beautiful rear garden. There are also two central heating radiators, a sitting area and a laminate floor covering.

En-suite Bathroom 7' 9" x 6' 9" (2.36m x 2.06m)

Three piece suite including a roll top bath with a hand shower attachment, a close coupled WC and a pedestal wash basin. There is also a window to the side, natural stone wall tiles, a heated towel rail and a laminate floor covering.

Bedroom 2 16' 2" x 12' 4" (4.92m x 3.76m)

UPVC double glazed dormer window to the front, a central heating radiator and a door to the en-suite bathroom.

En-suite Bathroom 6' 10" x 6' 7" (2.08m x 2.01m)

Bath with shower over and glass screen, a Velux window to the side, a pedestal wash basin, WC and a heated towel rail.

Bedroom 3 14' 5" x 9' 1" (4.39m x 2.77m)

Two Velux windows and a box window to the side, a central heating radiator and a door leading to the en-suite shower room.

En-suite Shower Room 10' 5" x 4' 7" (3.17m x 1.40m)

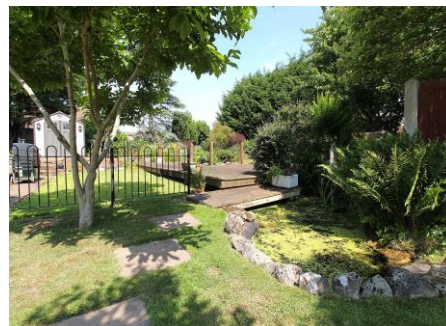
Recessed shower cubicle with glass screen and a plumbed shower mixer, a close coupled WC, Velux window to the side, a heated towel rail and a pedestal wash basin.

Outside

The property is set back from the road beyond a block paved driveway which leads along the right hand side of the property to the front door. There is off road parking for five vehicles and also access on the left of the property to the utility room and to the fantastic west facing rear garden. The stunning plot includes a large patio across the back of the house which is orientated to catch the sun from lunchtime until evening and a large lawn which wraps around the neighbouring property in an L shape. This is a wonderful garden for children to play in and includes a 20ft x 8ft 'Lifetime' workshop with power and lighting, a second patio area with space for a hot tub, also with power and lighting, a garden pond and a greenhouse.

Planning Permission

The property has been extended to the rear and as part of the application for permission, a provision was also made for a large conservatory.



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.**

Energy performance certificate (EPC)

36 Brook Road
Borrowash
DERBY
DE72 3FW

Energy rating

C

Valid until:

23 May 2032

Certificate number:

7100-8145-3922-3024-1523



Property type

Detached house

Total floor area

227 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

