



**104 Manor Road, Borrowash
Derby, DE72 3LN**

A stunning four bedroom family home situated in a cul-de-sac location with fields to the rear. The property has been extended to both the front and side creating ample room for a separate utility room, a ground floor WC and a large kitchen. The contemporary and spacious live in kitchen/diner includes sumptuous midnight blue units, a media wall and a central island with an induction hob and breakfast bar. To the rear is a superb decked terrace which spans the full width of the property and includes double doors from the lounge, taking full advantage of the superb view. This is a very stylish and practical home in great condition, situated in a popular and sought after location within walking distance of a wealth of local amenities. Elvaston Castle Country Park is also within a short walk and there are excellent road links to the A52, A50 and M1.



£389,950

Hallway 9' 6" x 8' 2" (2.89m x 2.49m)

Laminated and double glazed front door leading to a spacious central hallway with a staircase to the first floor and a good size recessed cloak cupboard.

Kitchen/Diner 20' 5" x 16' 11" (6.22m x 5.15m)

Stunning and spacious live in kitchen/diner including a selection of stylish midnight blue satin units with integrated appliances and a central island with a breakfast bar and a four ring induction with a down draft extractor. Other appliances include; an integrated dishwasher, fridge and freezer, a fitted bin cupboard and an electric double oven with microwave and warming drawer. This is wonderful light, bright and airy space with two double glazed windows to the front, two Velux skylight, plus three matching pendant lights and a selection of recessed down lights. There is also a contemporary clad media wall, a spacious dining area, two vertical central heating radiators and a superb quality LVT floor covering.

Sitting Room 17' 7" x 11' 5" (5.36m x 3.48m)

Sliding patio doors to a covered decked terrace with open views of fields to the rear. There is also quality LVT flooring, two fitted wall lights, fitted cupboards within the recess, a vertical central heating radiator and a fitted media wall with a contemporary flame effect electric fire and space for a large flat screen TV.

Ground Floor WC 6' 9" x 4' 0" (2.06m x 1.22m)

Spacious cloakroom/WC including a wash basin and WC.

Utility Room 10' 3" x 3' 11" (3.12m x 1.19m)

Fitted base units with worktop space, plumbing for a washing machine, space for a tumble dryer and space for an under counted fridge or freezer. There is also a Velux skylight, heated towel rail and a UPVC double glazed back door to the garden.

Bedroom 1 13' 10" x 9' 2" (4.21m x 2.79m)

UPVC double glazed window overlooking fields to the rear, a fitted wardrobe and a central heating radiator.

Bedroom 2 10' 8" x 8' 2" (3.25m x 2.49m)

UPVC double glazed window overlooking fields to the rear, a fitted wardrobe and a central heating radiator.

Bedroom 3 10' 1" x 6' 9" (3.07m x 2.06m)

UPVC double glazed window to the rear, a central heating radiator and a recessed fitted wardrobe.

Bedroom 4 8' 10" x 7' 2" (2.69m x 2.18m)

UPVC double glazed window to the rear, a central heating radiator and a recessed fitted wardrobe.

Family Bathroom 5' 11" x 5' 0" (1.80m x 1.52m)

Three piece suite including a panel bath with a plumbed shower mixer over and glass screen, WC and wash basin with cupboards under. There is also a chrome heated towel rail, a laminate floor covering, ceramic tiled walls and a UPVC double glazed window to the rear.

**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)

104 Manor Road Borrowash DERBY DE72 3LN	Energy rating C	Valid until:	22 February 2034
		Certificate number:	6534-4222-6300-0327-5222

Property type	Detached house
Total floor area	112 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.

