

*Everington
& Ruddle*



Manor Road, Borrowash, Derby, DE72 3LL

£475,000

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Spacious detached 1930's home including two reception rooms, a good size kitchen/diner and a large south facing and very private rear garden. To the front is ample off road parking with access along the side to a spacious detached garage.

- Spacious detached house
- Detached garage
- Good size kitchen/diner
- Second reception room
- Large south facing garden
- Ample off road parking
- Dual aspect sitting room with log burner

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

**Contact Everington & Ruddle on; 01332 669600
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Entrance Hall Original 1930's front door leading to a central reception hall.

Sitting Room - 4.7m x 3.94m (15'5" x 12'11") Dual aspect room with patio doors to the conservatory at the rear and a feature fireplace with a log burning stove.

Dining Room - 3.94m x 3.07m (12'11" x 10'1") Front reception room including a fireplace with a gas point and an electric log burner style fire fitted.

Kitchen/Diner - 5.94m x 4.6m (19'6" x 15'1") Spacious kitchen/diner including a back door to the rear garden, one to the driveway at the side and access to a large under stair pantry/utility. There is also a UPVC double glazed window to the rear, a lantern roof light which provides lots of natural light and ample space for a good size dining suite. Appliances include; an integrated washing machine, space for a tall fridge freezer and a free standing gas cooker.

Pantry - 1.8m x 1.68m (5'11" x 5'6") Under stair pantry with a window to the side and space for a vented tumble dryer.



Conservatory - 5.13m x 2.21m (16'10" x 7'3") With French door out to a large patio at the rear.

Bedroom 1 - 3.94m x 4.72m (12'11" x 15'6") Dual aspect with a UPVC double glazed window to the front and a Juliet balcony to the rear.

Bedroom 2 - 3.96m x 3.07m (13'0" x 10'1") UPVC double glazed window to the front.

Bedroom 3 - 2.77m x 2.49m (9'1" x 8'2") UPVC double glazed window to the rear.

Bathroom - 2.72m x 2.44m (8'11" x 8'0") Three piece bathroom including a corner bath with shower mixer and rain fall head, a close couple WC and a wash basin.

Garage - 6.1m x 3.28m (20'0" x 10'9") With power, lighting, an up and over garage door to the front and a personnel door and window to the side.

Outside Large south facing, private and level rear garden, including a spacious patio across the back of the house. To the rear of the plot is a secure gated access to the tow path at the rear, which provides swift access for dog walks.

