

*Everington
& Ruddle*



Manor Road, Borrowash, Derby, DE72 3LL

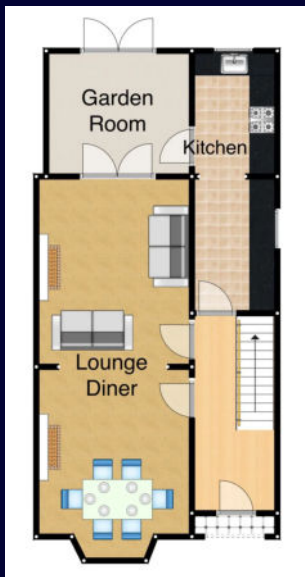
£339,950

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A beautifully presented and extended 1930's semi detached house on a large south facing plot, which backs onto the site of the old Derby Canal, with footpaths leading to Elvaston Castle Country Park and beyond. The property is in superb condition throughout, having quality fittings, a stunning landscaped garden with a large patio and an extended garden room with French double doors to the rear. There are also three reception areas, a country style fitted kitchen with a vaulted ceiling and Velux skylights, plus a very stylish first floor bathroom. To the front is a good size block paved driveway which provides access to a timber store at the side, spanning the full depth of the house and providing secure access to the garden. The fabulous sunny garden also leads to a substantial outbuilding, which would make an excellent games room, home office, workshop or the like. The property is UPVC double glazed, has solar panels fitted to the roof and a gas combination boiler.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

**Contact Everington & Ruddle on; 01332 669600
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Hallway

A recessed covered porch leads to the original stained glass front door, with access to a spacious hallway which includes; a staircase to the first floor with storage under, a door to the kitchen, one to the dining area at the front and another to the sitting area at the rear.

Lounge / Diner - 5.31m x 3.33m (17'5" x 10'11")

A large dual aspect room, originally two separate rooms which still retained individual access, two feature fireplaces with gas fires and a large UPVC double glazed bay window to the front. There are also two central heating radiators and French double doors to the garden room at the rear.

Kitchen - 5.69m x 1.78m (18'8" x 5'10")

Shaker style fitted kitchen including a range of base and eye level units with glazed and lit display cabinet, solid wood



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Kitchen - 5.69m x 1.78m (18'8" x 5'10") Shaker style fitted kitchen including a range of base and eye level units with glazed and lit display cabinet, solid wood worksurfaces and quality tiled splashbacks. There is UPVC double glazed windows to the side and rear, plus two Velux skylight and a door leading to the Garden Room.

Garden Room - 2.95m x 2.74m (9'8" x 9'0") French double doors to the rear garden, electric under floor heating and a Velux skylight.



Bedroom 1 - 4.17m x 3.35m (13'8" x 11'0") UPVC double glazed bay window to the front and a central heating radiator.

Bedroom 2 - 4.09m x 3.35m (13'5" x 11'0") UPVC double glazed window to the rear and a central heating radiator.

Bedroom 3 - 2.44m x 2.01m (8'0" x 5'19") UPVC double glazed window to the front and a central heating radiator.

Shower Room - 2.29m x 1.73m (7'6" x 5'8") Stylish three piece suite including a wall hung wash basin with cupboards under, WC with concealed cistern and a large shower stall with glass screen and a plumbed shower mixer. There is also a UPVC double glazed window to the rear, an extractor fan and a chrome heated towel rail

