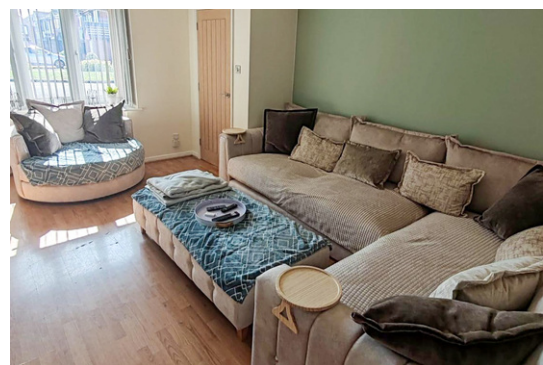


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Brook Road, Borrowash, Derby, Derbyshire , DE72 3FW
£345,000



FEATURES:

- THREE BEDROOMS
- LINK DETACHED PROPERTY
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- EN SUITE TO MASTER BEDROOM
- MODERN FITTED BATHROOM
- SOUGHT AFTER LOCATION
- LANDSCAPED REAR GARDEN
- PLANNING PERMISSION FOR TWO BEDROOMS AND OPEN PLAN KITCHEN DINER UTILITY
- VIEWING ESSENTIAL

COUNCIL TAX BAND: C EPC RATING: D

Entrance Hallway
Stairs rising to the first floor,
radiator, door to lounge.

Lounge
5.12 m x 3.83 m (16'10" x 12'7")
UPVC bay window to front aspect,
radiator, laminate flooring,
fireplace, double doors to dining
room,

Dining Room
3.40 m x 2.22 m (11'2" x 7'3")
UPVC patio doors to rear aspect,
radiator, dining room, opening to
kitchen.

Kitchen
3.34 m x 2.41 m (10'11" x 7'11")
UPVC window to rear, door to side
aspect, under stairs storage
cupboard, fitted kitchen with base
and wall units, sink unit, part tiled
walls, integrated oven, hob and
extractor above, plumbing for
washing machine, wall mounted
boiler, tiled flooring.

First floor landing
double glazed window to side
aspect, loft access point, doors to
bedrooms and bathroom.

Bedroom One
3.84 m x 2.77 m (12'7" x 9'1")
UPVC window to front aspect,

radiator, door to en suite.

En suite
UPVC window to side aspect, three
piece suite comprising of shower
cubicle, WC, hand wash basin,
radiator, part tiled walls, tiled
flooring.

Bedroom Two
2.77 m x 3.11 m (9'1" x 10'2")
UPVC window to rear aspect,
radiator.

Bedroom Three
2.55 m x 1.98 m (8'4" x 6'6")
UPVC window to front aspect,
radiator.

Bathroom
UPVC window to rear aspect, three
piece suite comprising of panelled
bath with shower above and
shower screen, hand wash basin
with vanity unit, WC, towel rail, part
tiled walls, tiled flooring.

Outside
To the front of the property is a
artificial lawn area, gravelled area,
block paved driveway leading to a
garage.
To the rear is a landscaped garden,
patio areas, and being enclosed via
panelled fencing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTICE TO PROSPECTIVE PURCHASERS

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