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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Brook Road, Borrowash, Derby, Derbyshire , DE72 3FW**  
**£329,950**



**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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