

2 Bed Bungalow - Detached

Price £270,000

 Brook Road, Borrowash, Derby, DE72 3FW



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. A light and spacious detached bungalow situated in this highly popular location and sited on a sizeable mature plot with garage and car port. This delightful home has been thoughtfully remodelled and greatly improved to provide quality accommodation which must be viewed to be appreciated. Gas centrally heated and UPVC double glazed throughout. In brief; Entrance hall, well equipped kitchen, inner hallway, lounge dining room, conservatory, two bedrooms and shower room. Outside, the property is nestled behind fencing and twin wrought iron gates which leads to a driveway, garage, car port and established gardens. The property is sold freehold. Council tax band C. Energy rating.

Entrance Hall



Having composite and opaque double glazed entrance door, ceramic tiled floor, radiator, built in storage cupboard and full height storage cupboard (housing the Bokera wall mounted combination gas boiler).

Kitchen 10'2" x 7'3" (3.11 x 2.23)



Having a range of fitted shaker style wall, base and drawer units with quartz effect working surfaces, inset black glass four ring ceramic hob with electric fan assisted oven and grill, canopy extractor hood with down

lighter, integrated dish washer and washing machine, inset stainless steel sink top with side drainer, hot and cold mixer taps, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor and UPVC double glazed window to side aspect.



Inner Hallway

Having ceramic tiled floor, access to roof space (having pull down loft ladder), radiator and UPVC opaque double glazed window to side aspect.

Lounge/Dining Room 18'0" x 9'8" (5.5 x 2.96)

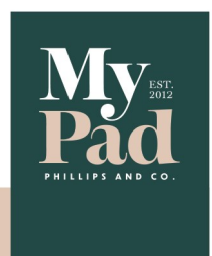


Having coving to ceiling, radiator, feature fire surround and UPVC double glazed sliding patio doors to:-



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Conservatory 9'6" x 7'0" (2.91 x 2.14)



Having ceramic tiled floor (with underfloor heating), television connection point, UPVC double glazed windows and UPVC double glazed French doors giving views and access over the private mature rear garden.

Principal Bedroom 14'5" x 11'4" (4.40 x 3.46)



Having built in wardrobe, two radiators, television connection point and UPVC double glazed window to front aspect.



Bedroom Two 8'11" x 8'8" (2.73 x 2.66)



Having radiator and UPVC double glazed window to rear aspect.

Shower Room



Having modern white three piece suite comprising; concealed flush wc, wash hand basin nestling on a white high gloss vanity unit and double quadrant shower cubicle with electric shower, complimentary melamine panelled and ceramic tiled walls with contrasting floor, chrome heated towel rail, ceiling halogen down lighter with integrated extractor fan and UPVC opaque double glazed window to side aspect.

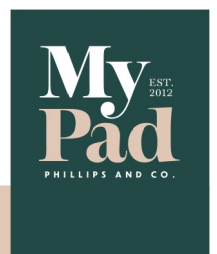
Outside



The property occupies a well tended and sizeable mature plot, at this sought after residential address. To the front is a fenced boundary with two wrought iron gates, leading to a tarmac driveway and lawned area with mature shrubs and trees. A driveway gives car standing space for two cars and leads to a carport (with wooden and glazed garage doors), together with a concrete sectional garage, having up and over door, side personal door and supplied with power and light. The rear garden is enclosed by a screen of hedging, together with close panelled fencing, laid to a shaped lawn with timber decked sun terrace, mature shrubbed borders, cold water tap and garden lighting.



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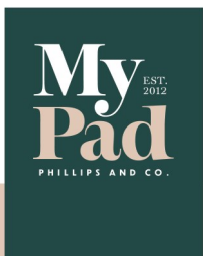
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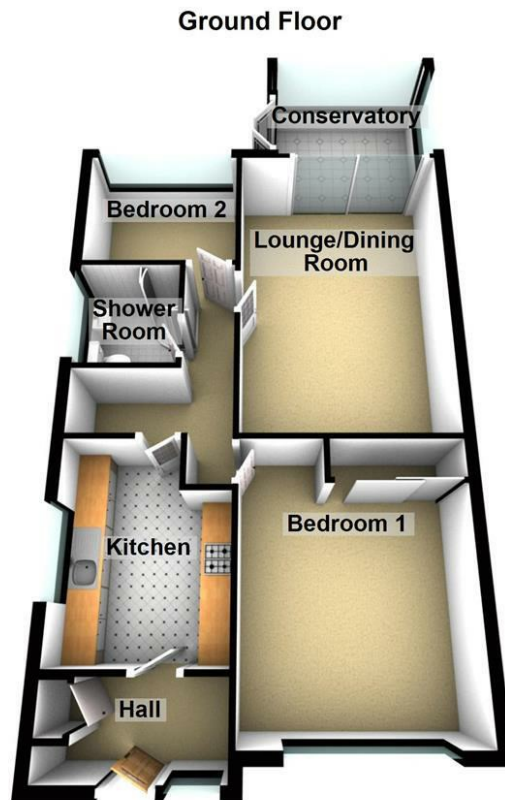
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - very high running costs	G		

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