Fletcher & Company

75 Nottingham Road, Borrowash, Derby, DE72 3FN

Offers Around £294,000

Freehold

- Extended, Semi-Detached Residence
- Good Size Driveway
- Impressive Rear Garden
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Fabulous Open Plan Extended Living Kitchen
- Three First Floor Bedrooms
- Bathroom
- Desirable Village
- Close to Transport Links

Summary

This is a well presented and extended three bedroom semi-detached residence occupying a popular location on Nottingham Road in Borrowash. The property benefits from double glazing and gas central heating and features lawned fore garden, driveway providing off-road parking and gates through to a good sized rear garden with extensive patio, lawn, herbaceous borders and timber fencing.

Internally, the property features an entrance hall, fitted guest cloakroom, lounge, fabulous open plan extended living kitchen with integrated appliances and bi-fold doors. The first floor accommodation features three bedrooms and well-appointed bathroom.

The Location

Borrowash is a very popular village which is a short distance east of Derby City Centre, convenient for the A52. The village itself has a vibrant centre with supermarket, varied selection of shops, restaurants, primary school, garden centre and Elvaston Castle Country Park nearby which offers some delightful walks.

Accommodation

Entrance Hall

11'10" x 3'3" (3.62 x 1.01)

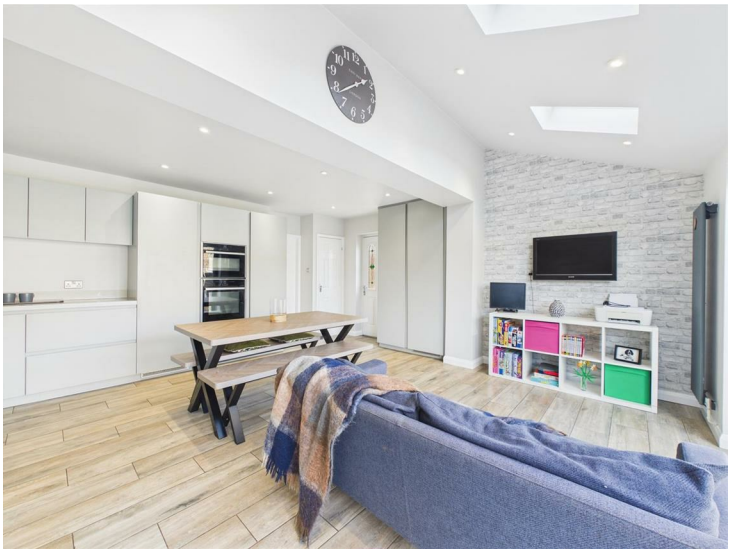
Entrance door with double glazed sidelights provides access to entrance hall with central heating radiator, tiled floor and staircase to first floor.

Lounge
15'2" x 10'11" (4.63 x 3.34)
With stylish floor to ceiling central heating radiator and box bay window to front.

Fabulous Open Plan Living Kitchen

17'8" x 16'9" (5.39 x 5.12)

Comprising spacious lounge/dining area with feature wood effect tiled floor with underfloor heating, stylish floor to ceiling central heating radiator, recessed spotlighting, panelled and glazed door to side, double glazed bi-fold doors to garden, L-Shaped Silestone preparation surface with matching upstands, stainless steel sink unit, extensive range of fitted base cupboards, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, NEFF double oven, full height fridge, full height freezer, integrated dishwasher, appliance space suitable for washing machine and tumble dryer.



Fitted Guest Cloakroom

5'5" x 2'5" (1.66 x 0.74)

With low flush WC, vanity unit with wash handbasin with storage beneath and double glazed window to side.

First Floor Accommodation

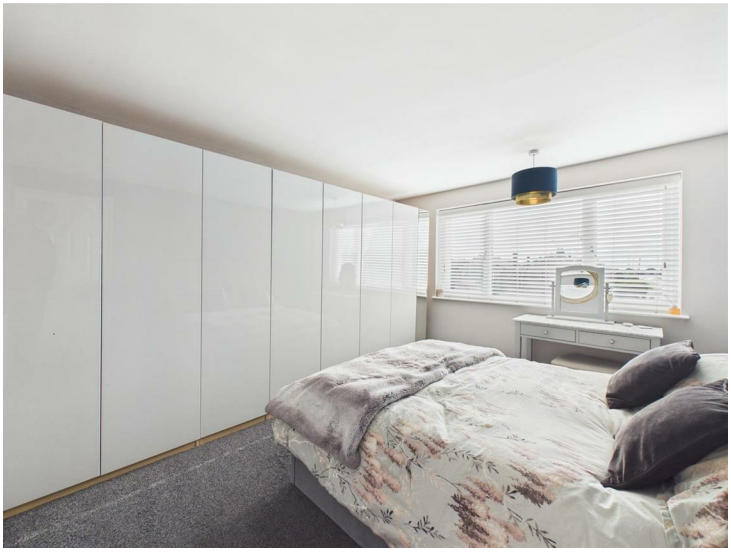
Landing

Having access to loft space and double glazed window to side.

Bedroom One

13'1" x 11'6" (3.99 x 3.51)

With central heating radiator, feature wood panelled wall and double glazed window to front.



Bedroom Two

10'2" x 8'10" (3.12 x 2.71)

With central heating radiator and double glazed window to rear.

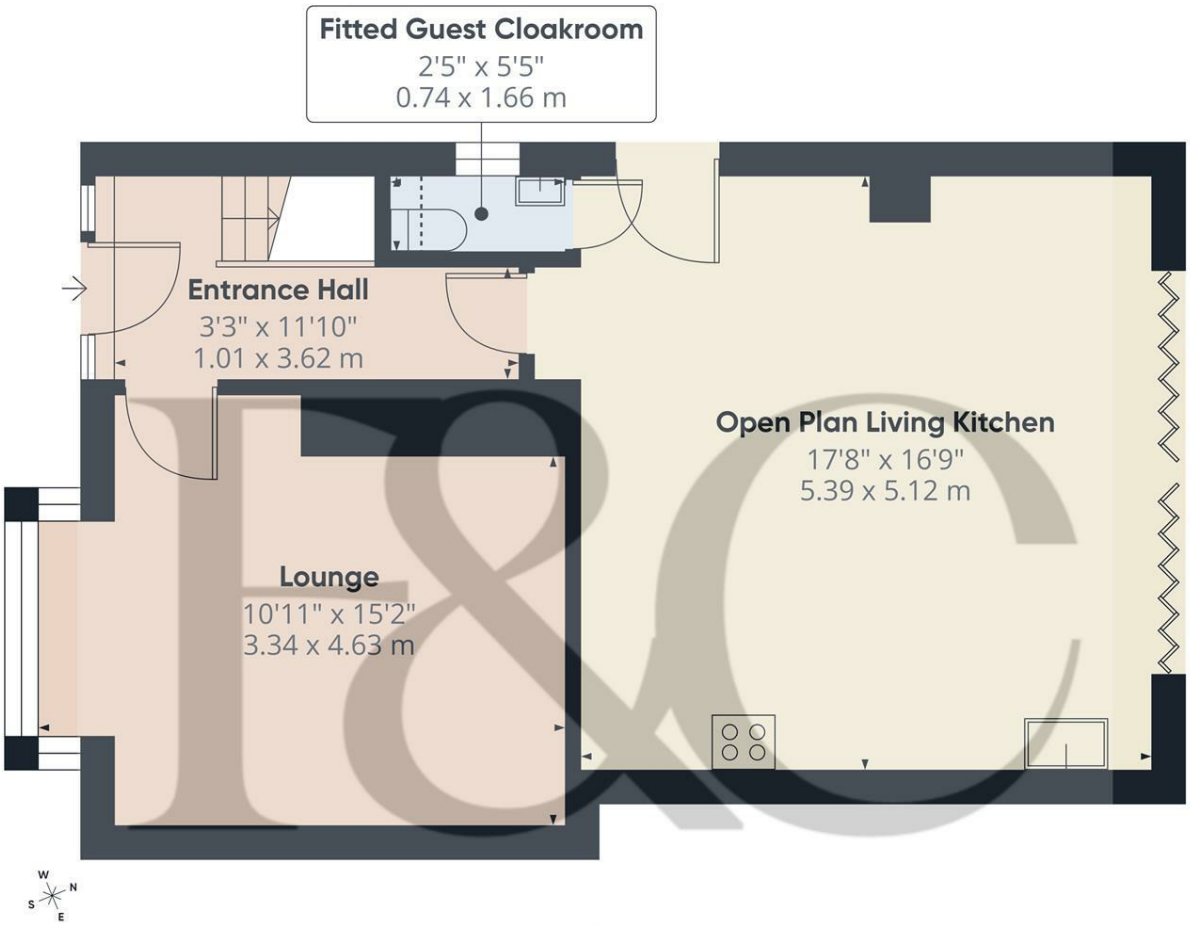
Bedroom Three
7'1" x 6'4" (2.18 x 1.95)
With central heating radiator and double glazed window to front.

Bathroom
8'2" x 5'6" (2.51 x 1.69)
Fully tiled with a white suite comprising low flush WC, vanity wash handbasin with cupboard beneath, panelled bath with shower, additional built-in cupboard for storage, chrome towel radiator and double glazed window to rear.

Outside

The property is set back behind a lawned fore garden with adjacent driveway providing off-road parking. To the rear of the property is a good sized garden bounded by timber fencing with lawn, herbaceous borders, trees and extensive patio. The rear garden offers a high degree of privacy as it is not overlooked by neighbouring properties.

Council Tax Band B



Floor 0

Approximate total area(1)
553 ft²
51.3 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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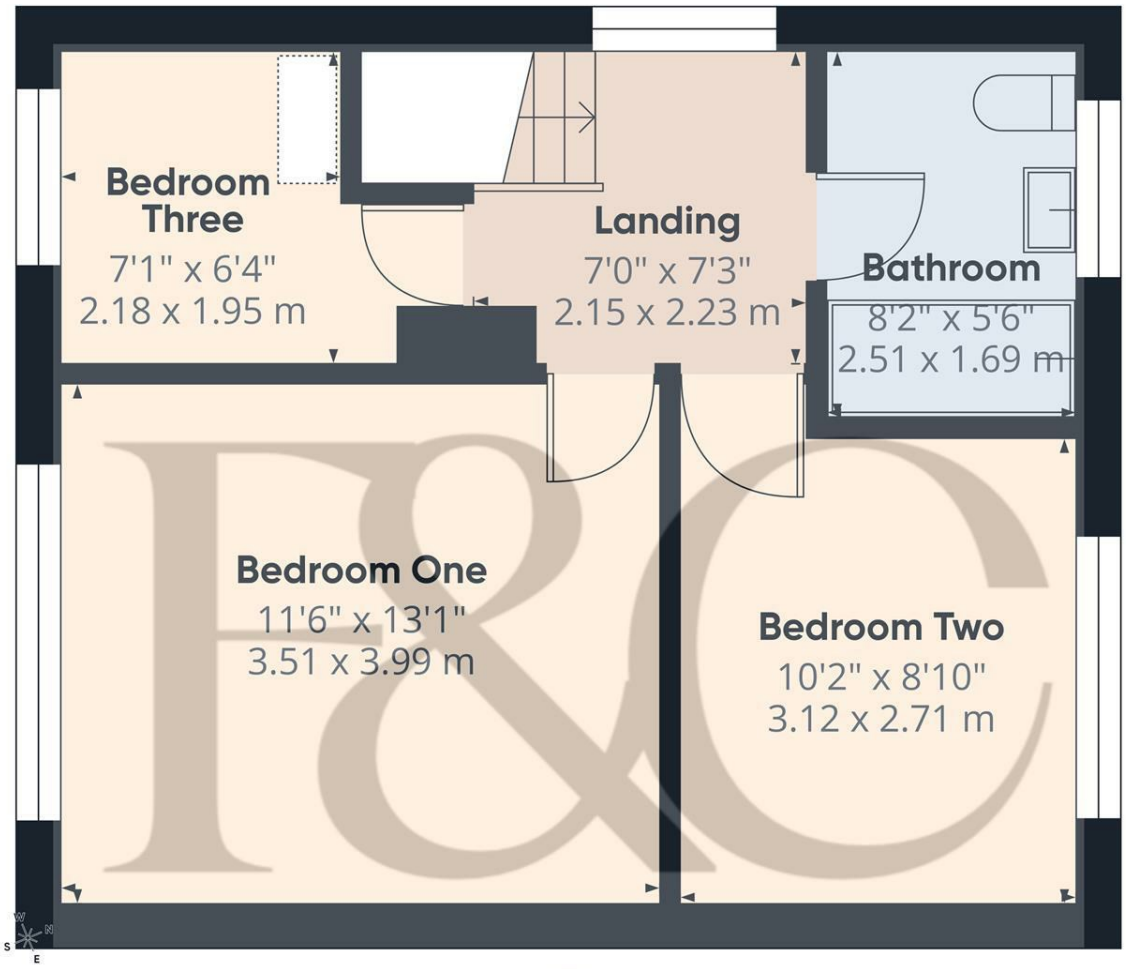

Floor 1

Approximate total area(1)
390 ft²
36.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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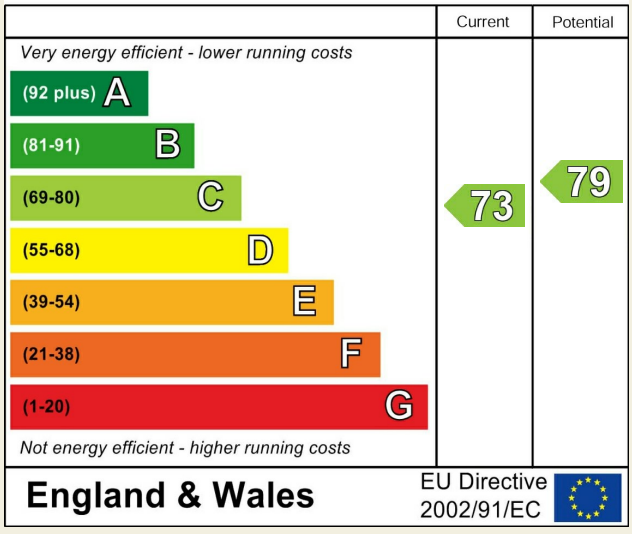
Energy Efficiency Rating



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Council Tax Band: B
Tenure: Freehold