

3 Bed House - Semi-Detached

37 Deans Drive
Borrowash
Derby
DE72 3HQ

£1,250 Per Calendar Month

Fletcher
& Company

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• Available Mid November 2026 (May Be Sooner - Discuss With Branch) - Redecorated Throughout • Double Glazing & Gas Central Heating • Entrance Hall, Rear Lobby & Cloakroom • Lounge • Dining Kitchen (Gas Cooker Now Installed) • Three Bedrooms & Bathroom • Spacious Rear Garden • Good Size Driveway • Popular Village Loaction • Close to Excellent Amenities

This is a bay fronted, three bedroom, semi-detached residence occupying a larger than average plot on popular Deans Drive in Borrowash, Derby.

The property benefits from double glazing and gas central heating with entrance hall, spacious lounge, open plan kitchen and rear lobby with fitted guest cloakroom off. The first floor landing leads to three bedrooms and a bathroom.

To the rear of the property is a sizeable, larger than average garden with extensive stone terrace with gravel section and timber shed. The garden is bounded by timber fencing. To the front of the property is a block paved driveway which offers ample off road parking to the front and down the side of the property through wrought iron gates.

The property is situated approximately 100 meters from a park and is located on a quiet no through road.

Available Mid November 2026 (There is a chance that this could be sooner, discuss with branch)

Further note, the property does have gas cooker installed.













The Location

Borrowash is a popular village and is highly convenient for ease of access on to the A52 and its commuting distance to Derby and Nottingham. The village itself has a vibrant centre and features supermarket, post office, restaurants, fishmongers, cafe, primary school, close proximity to West Park secondary school in Spondon and a regular bus service into Derby City centre. The property is also convenient for Elvaston Castle Country Park which offers some delightful walks.

Accommodation

Ground Floor

Entrance Hall

A UPVC double glazed entrance door provides access to hallway with central heating radiator, staircase to first floor, double glazed window to side and panelled and glazed door to lounge.

Lounge

With feature fire surround, ideal for an electric fire, central heating radiator and double glazed cant bay window to front.

Kitchen

Fitted in 2018 and featuring granite effect worktops, tiled surrounds, twin inset ceramic sink unit with mixer tap, quality fitted base cupboards and drawers, complementary wall mounted cupboards with wine storage, appliance spaces suitable for cooker with extractor hood over, fridge, freezer and dishwasher, central heating radiator, recessed ceiling spotlighting, double glazed window with matching French doors to garden and panelled and glazed door to rear lobby.

Rear Lobby

Having a UPVC double glazed door to side and panelled door to fitted guest cloakroom.

Fitted Guest Cloakroom

Appointed with a low flush WC and double glazed window to side.

First Floor Landing

With double glazed window to side.

Bedroom One

Having a central heating radiator and double glazed window to front.

Bedroom Two

With central heating radiator and double glazed window to rear offering a pleasant open view.

Bedroom Three

Having a central heating radiator and double glazed window to front.

Bathroom

Installed in 2021 and appointed with a low flush WC, wash handbasin, bath with shower over, chrome towel radiator, airing cupboard and double glazed windows to side and rear.

Outside

The property sits behind an extensive block paved driveway providing off-road parking for multiple vehicles and this extends down the side of the house through wrought iron gates. To the rear of the property is a larger than average garden with extensive stone patio/terrace, spacious gravel section, two storage sheds and is surrounded by timber fencing. There is a pleasant open aspect.

Council Tax Band B



Approximate total area(1)

765 ft²

71.1 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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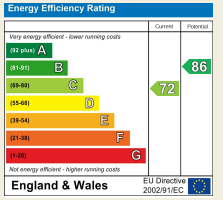
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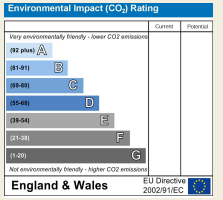
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