

*Everington
& Ruddle*



Priorway Gardens, Borrowash, Derby

£295,000

A very spacious three double bedroom detached family home which includes a large master bedroom with a three piece en-suite bathroom. The property is well presented throughout and is ready to move straight into, yet has potential to add value. There is a wonderful light, bright and airy lounge/diner which overlooks the garden and a very nice a UPVC double glazed conservatory with French double doors the patio. To the front is a good size kitchen with space for a small dining table, plus there is an integral garage with access from the hallway and an adjacent ground floor WC. The property is situated in a superb location and includes parking to the front, plus a very private and beautiful garden to the rear. There is a full gas central heating system, UPVC double glazing throughout and the property is offered for sale with the benefit of there being no upward chain.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

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Hallway 17' 3" x 6' 6" (5.25m x 1.98m) Spacious central hallway with a UPVC double glazed front door, access to the ground floor WC and with an open staircase to the first floor.

Lounge/Diner 24' 2" x 14' 11" (7.36m x 4.54m) This is a wonderful bright and spacious room with ample space for a large dining suite, sliding patio doors to the conservatory and a gas fire with a beautiful Adams style surround. There are also two central heating radiators and a large UPVC double glazed bow window to the rear.

Kitchen 15' 11" x 8' 10" (4.85m x 2.69m) Breakfast kitchen with base and eye level units including laminate worksurfaces, an electric oven, space for a tall fridge/freezer and a four ring fitted induction hob with an extractor hood over. There is also plumbing for a washing machine and dishwasher, a UPVC double glazed external door to the side, a UPVC double glazed bow window to the front and a central heating radiator.

Conservatory 10' 3" x 8' 1" (3.12m x 2.46m) UPVC double glazed conservatory constructed on a brick built base and including French double doors to the patio at the side.



WC 3' 10" x 3' 7" (1.17m x 1.09m) WC and wash hand basin.

Garage 12' 8" x 7' 11" (3.86m x 2.41m) Double timber garage doors to the front, power, lighting and a personnel door to the hallway.

Bedroom 1 16' 0" x 9' 0" (4.87m x 2.74m) Spacious double bedroom with fitted wardrobes, a central heating radiator, a UPVC double glazed window to the front and a door to the en-suite bathroom at the rear.

En-suite Bathroom 9' 0" x 6' 5" (2.74m x 1.95m) Large en-suite bathroom including a three piece suite with a panel bath, pedestal wash basin and WC. There is also a UPVC double glazed window to the rear, a shower over the bath and a chrome heated towel rail.

Bedroom 2 12' 2" x 8' 5" (3.71m x 2.56m) UPVC double glazed window to the front, a central heating radiator and fitted wardrobes.



Bedroom 3 11' 11" x 10' 2" (3.63m x 3.10m) UPVC double glazed window to the rear, a central heating radiator and fitted wardrobes.

Shower Room 8' 3" x 5' 10" (2.51m x 1.78m) Three piece suite including a quadrant shower cubicle, a vanity unit with cupboard space, a fitted wash basin and WC with a concealed cistern. There is also a UPVC double glazed window to the rear and a chrome heated towel rail.

Outside The property is set back from the road beyond a tarmac driveway with space for three vehicles. To the left of the property is a timber gate which give access along the side to the kitchen and also to the garden at the rear. The rear garden, which is very well established, is very private indeed, has an open aspect, a timber summerhouse and a good size paved patio off the conservatory.

