Everington & Ruddle









Castle Close, Borrowash, Derby, DE72 3FX

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£215,000

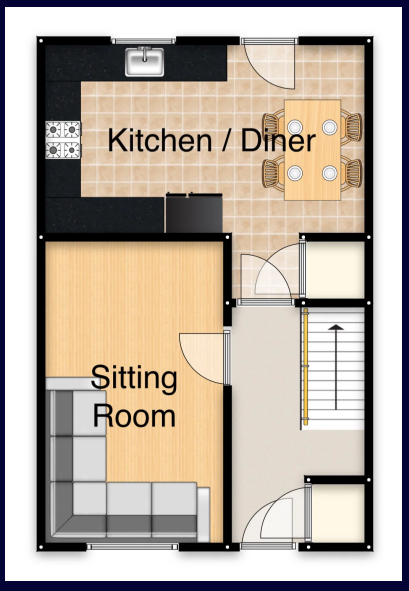
Modern three bedroom semi detached house situated in a very pleasant cul-de-sac with parkland to the rear and a useful convenience store within strolling distance. There is a double driveway to the side with garage space to the rear and a level front garden which could be resurfaced to create further off road parking if required. The property is well presented throughout, is UPVC double glazed and has a central heating system fuelled by a combination boiler. To the rear is a spacious kitchen/diner with access to a good size garden, whilst to the front is a spacious through hallway with a door to the front sitting room. Borrowash is popular village location situated between Derby and Nottingham, with excellent schooling, regular bus link and a wealth of amenities.

- Potential for extension
- Kitchen/Diner
- Strolling distance of amenities
- Driveway with parking for two cars
- Close to parkland

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Contact Everington & Ruddle on; 01332 669600
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Hallway Laminated and double glazed front door leading to a spacious hallway with a large cloak cupboard, stairs leading to the first floor, a door to the front sitting room and one to the kitchen at the rear.

Sitting Room - 4.52m x 2.69m (14'10" x 8'10") UPVC double glazed window to the front and a laminate floor covering.

Kitchen/Diner - 4.83m x 2.82m (15'10" x 9'3") A good size kitchen/diner fitted with a matching range of base and eye level units with laminate worksurfaces and integrated appliance to include an electric oven, a four ring electric hob and a composite sink/drainer. There is also space for a tall fridge/freezer, plumbing for a washing machine and space for a large dining table. This is a wonderful family space with direct access to the garden, a large storage cupboard/pantry under the stairs and a UPVC double glazed window providing a garden view with open aspect.

Bedroom 1 - 0m x 2.79m (13``11" x 9'2") UPVC double glazed window to the rear, wardrobe space and a central heating radiator.

Bedroom 2 - 3.23m x 2.34m (10'7" x 7'8") UPVC double glazed window to the front and a central heating radiator.

Bedrom 3 - 2.39m x 2.01m (7'10" x 6'7") UPVC double glazed window to the front and a central heating radiator.

Bathroom - 1.96m x 1.93m (6'5" x 6'4") Three piece suite including a bath with shower over, wash basin and WC. There is also a UPVC double glazed window to the rear and a heated towel rail.



