

## 28 Brook Road, Borrowash, Derby, DE72 3FW

---

Offers Over £575,000  
Freehold

---



- A Generous Private Garden
- Extensive Driveway & Garage
- Much Original Character & Detail
- Entrance Hall & Fitted Guest Cloakroom
- Two Reception Rooms plus Gym
- Breakfast Room & Fitted Kitchen
- Three/Four Bedrooms
- First Floor Office & Bathroom
- Rarity on the Market
- Viewing Highly Recommended





## Summary

\*\*\*\*\*OPEN DAY FEB 21ST 12-2PM, PLEASE CALL 01332300558 TO REGISTER YOUR INTEREST\*\*\*\*\*

Rock House is an impressive Grade II listed Georgian home, understood to be the former residence of William Barron, landscape gardener at Elvaston Castle.

With a wealth of original features including original sash windows, gas lamps (decommissioned), traditional fireplaces and a span of intricate ornamental features, Rock House is the ideal family home for those with a love of character property.

Downstairs offers an impressive four reception areas including sitting room / guest bedroom, living room, breakfast room and dining room (currently used as a gym), as well as a newly fitted kitchen featuring travertine flooring, bespoke built kitchen with oak topped island unit. Further downstairs includes a well proportioned WC, and door to the substantial cellar with lighting.

To the upstairs, the property offers three impressive bedrooms, some with ceiling height of over 4m.

The master suite is accessed via a bright and sizeable dressing room. Bedroom two comprises of impressive floor-to-ceiling bespoke wardrobes and library including a fairytale rolling ladder. Bedroom three offers an impressive traditional Georgian fireplace, alongside fitted wardrobes. The family bathroom comprises a substantial sized walk in shower, and bathroom furniture from the exclusive Harvey George range.

To the outside, Rock House offers a significant amount of parking for up to four vehicles, and a well landscaped garden complete with pear, apple, plum, damson and peach trees. A garage building completes the outside with light and electricity.

**F&C**

## The Location

Borrowash is a popular village located to the east of Derby, just off the A52. The village has a busy and bustling centre with a supermarket, a varied selection of shops including a bakery, fishmongers, café, pubs and primary school. It is within commuting distance of both Derby and Nottingham. Nearby places of interest include Elvaston Castle and Country Park, which offers some delightful walks in the grounds. Other nearby schooling includes Trent college in Long Eaton and feeder school, The Elms. There is also Derby High school and the Boys Grammar school in Littleover.

## Accommodation

### Ground Floor

#### Entrance Hall

7'6" x 6'3" (2.31 x 1.93)

A panelled entrance door with glazed fanlight provides access to hallway with central heating radiator, decorative coving, dado rail, parquet wood flooring and staircase to first floor and door to cellar.

#### Fitted Guest Cloakroom

8'6" x 6'5" (2.61 x 1.97)

Having feature wood panelled walls and appointed with a period style suite with low flush WC, pedestal wash handbasin, central heating radiator and window to side.



#### Inner Hallway

13'6" x 4'4" (4.14 x 1.34)

With period style central heating radiator, dado rail and multi-pane window to rear.



#### Bedroom Four

13'5" x 12'11" (4.10 x 3.95)

Featuring a fireplace with decorative wooden surround, raised hearth and open interior, central heating radiator, picture rail and multi-pane sash window to front.



#### Living Room

15'7" x 12'9" (4.77 x 3.91)

With fireplace with feature surround, cast iron interior, open fire grate and tiled hearth, feature stripped wooden floorboards, Central heating radiator, decorative coving and multi-pane sash window to front.



#### Gym

12'4" x 10'9" (3.77 x 3.29)

Having a central heating radiator and roof light.



### Breakfast Room/Utility

13'2" x 12'5" (4.02 x 3.81)

Comprising a quality range of bespoke fitted cupboards, open shelving, window seat, coat storage, period style central heating radiator, feature tile floor, recessed ceiling spotlighting, window to side and panelled and glazed French doors to garden.



### High Specification Fitted Kitchen

14'0" x 12'0" (4.29 x 3.67)

Featuring quartz worktops with matching upstands, inset sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards with underlighting, integrated fridge freezer and dishwasher, appliance space suitable for range cooker with extractor hood over, oak topped island/breakfast bar with further storage, period style central heating radiator, recessed ceiling spot lighting, continuation of stylish tile floor, multi-pane sash window to front and panelled door to front.



## First Floor Landing

14'1" x 3'6" (4.31 x 1.08)

Having a feature balustrade and central heating radiator.

## Dressing Room

13'6" x 7'11" (4.14 x 2.43)

With period style central heating radiator and multi-pane sash window to rear. There is space for an en suite subject to relevant consents.



## Bedroom One

13'7" x 12'11" (4.30 x 3.43)

Featuring a fireplace with decorative wooden surround and original cast iron interior with exposed brick, central heating radiator, two fitted wardrobes with overhead storage and multi-pane sash window to front.



## Bedroom Two

12'5" x 11'9" (3.81 x 3.60)

Having a central heating radiator, useful floor to ceiling fitted storage and open bookcase/seat and multi-pane sash window to front.



### Bedroom Three

14'1" x 11'3" (4.16 x 3.96)

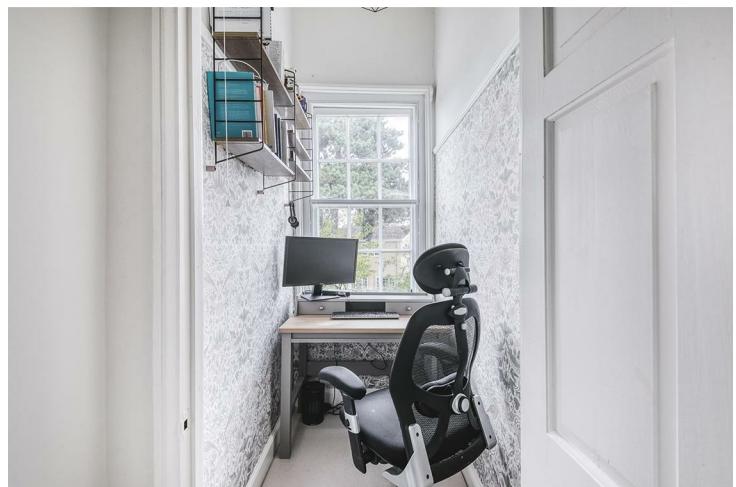
Comprising period style central heating radiator and multi-pane sash window to front.



### Office

5'8" x 3'7" (1.74 x 1.10)

With multi-pane sash window to front.



## Bathroom

9'0" x 6'2" (2.76 x 1.88)

Appointed with a period style suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, walk-in shower cubicle, towel radiator and window to side.



## Outside

The property occupies a fabulous position on Brook Road with an extensive frontage and gated access to a block paved driveway providing off-road parking for multiple vehicles and access to a good sized garage. The main gardens lie to the front of the property and feature a good sized lawn, well-stocked borders with mature shrubs and trees, extensive stone patio/terrace ideal for outdoor dining and entertaining and feature ornamental lighting.



**Council Tax Band C**



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1902 ft<sup>2</sup>  
176.8 m<sup>2</sup>

(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.

GIRAFFE360



Floor 0 Building 2



#### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

#### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

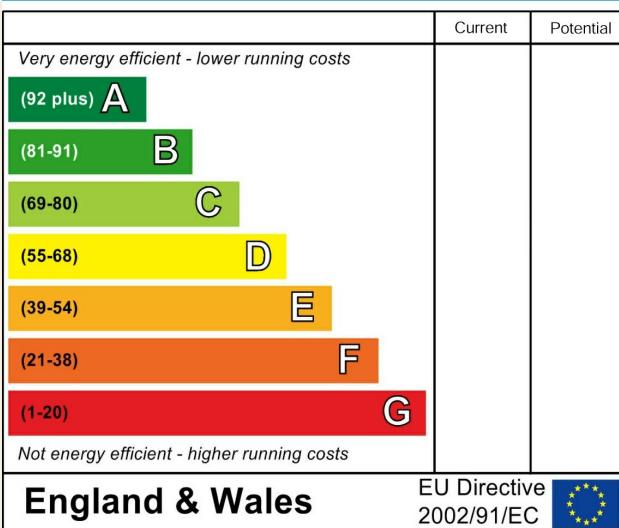
01332 300558  
derby@fletcherandcompany.co.uk

#### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

#### Energy Efficiency Rating



28 Brook Road  
Borrowash  
Derby  
DE72 3FW

Council Tax Band: C  
Tenure: Freehold

