

12 Woodward's Close, Borrowash, Derby, DE72 3XR

Offers Around £395,000

Freehold



- Fabulous Quiet Cul-de-Sac Location
- Ideal Family Home
- Entrance Hall & Fitted Guest Cloakroom
- Lounge & Separate Dining Room
- Kitchen with Utility Off
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Well-Appointed Bathroom
- Well-Established, Enclosed Rear Garden
- Driveway & Integral Garage
- Close to Local Amenities & Good Transport Links





Summary

This is a beautifully positioned, modern four bedroom detached property occupying an extremely quiet end of cul-de-sac location in highly sought after Borrowwash. The property is ideal for a family and is double glazed and gas central heated accommodation comprising entrance hall, fitted guest cloakroom, lounge with feature fireplace, separate dining room, fitted kitchen with utility off.

The First floor landing leads to the principal bedroom with ensuite shower room, three further bedrooms and well-appointed bathroom.

To the rear of the property is a very well-stocked, colourful garden especially in the summer months. This features a decked outdoor seating/dining area, a good sized lawn, well-stocked borders, timber fencing and mature shrubs.

To the front of the property is a double width tarmac driveway sitting adjacent to a lawn giving access to an integral single garage with electric door.

F&C

The Location

Borrowash has a bustling village centre located around a parade of shops with a supermarket. Further amenities include restaurants, pubs, a primary school and recreational grounds. There is easy access to the A52 and M1 making it commutable to Derby, Burton and Nottingham. Nearby places of interest include Elvaston Castle and Country Park which offers delightful walks in woodland and around the main lake. The property gives easy access to East Midlands Airport.

Accommodation

Ground Floor

Entrance Hall

13'10" x 5'6" (4.22 x 1.69)

A panelled and glazed entrance door with glazed side light provides access to the entrance hall with central heating radiator, staircase to first floor with feature balustrade, multi-pane doors to the lounge and single door to the kitchen.

Fitted Guest Cloakroom

5'0" x 2'11" (1.54 x 0.91)

Well-appointed with a low flush WC, wash handbasin with tiled surround and chrome towel rail/radiator.

Lounge

16'4" x 10'7" (4.99 x 3.24)

This is a pleasant room with decorative wooden fire surround, granite hearth and interior with electric fire, central heating radiator, TV aerial point, decorative coving, double glazed window to front and multi-pane doors to dining room.



Dining Room

10'0" x 8'8" (3.05 x 2.65)

With central heating radiator and double glazed French doors to the garden.



Kitchen

10'7" x 9'11" (3.25 x 3.03)

Featuring granite effect worktops, tiled surround, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, gas hob with extractor hood over and built-in double oven beneath, appliance space suitable for fridge freezer, central heating radiator, tiled floor and double glazed window to rear.



Utility

9'11" x 5'2" (3.03 x 1.58)

Comprising granite effect worktops, tiled surround, larder style cupboards, over counter cupboards, appliance space suitable for washing machine, tumble dryer and dishwasher, wall mounted gas fired boiler and double glazed door to rear.

First Floor Landing

With access to loft space and airing cupboard.

Spacious Principal Bedroom

14'4" x 10'7" (4.39 x 3.24)

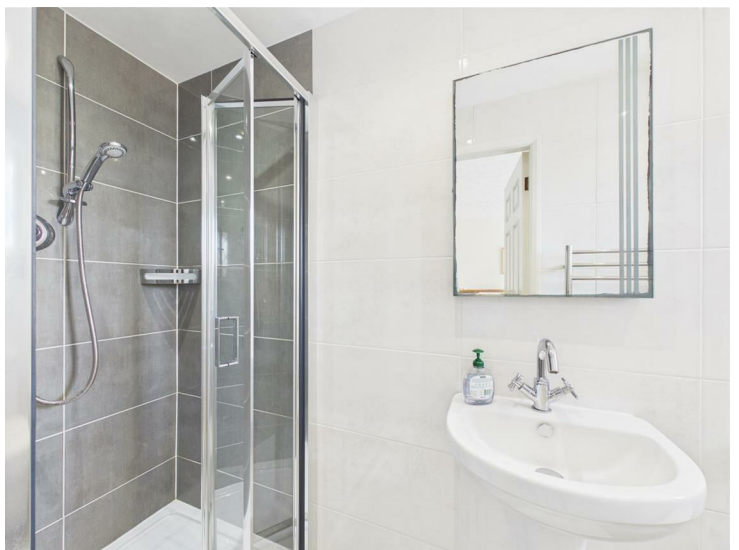
Having central heating radiator, fitted wardrobes with sliding mirrored doors and double glazed window to front.



Superbly Appointed En-Suite Shower Room

9'3" x 2'11" (2.82 x 0.91)

Fully tiled with a low flush WC, pedestal wash handbasin, shower cubicle, chrome towel rail radiator, shaver point and double glazed window to front.



Bedroom Two

11'8" x 7'10" (3.56 x 2.41)

With central heating radiator, useful storage recess and double glazed window to front.



Bedroom Three

9'10" x 8'11" (3.01 x 2.72)

With central heating radiator and double glazed window.



Bedroom Four

9'4" x 6'8" (2.86 x 2.05)

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

Superbly Appointed Bathroom

6'8" x 6'5" (2.04 x 1.97)

Fully tiled with a low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome tower rail/radiator, shaver point and double glazed window to rear.



Outside

The property is tucked away at the end of the cul-de-sac behind a tarmac driveway providing off-road parking for two vehicles and access to integral, single garage with electric door. There is a pleasant lawned fore garden with trees.

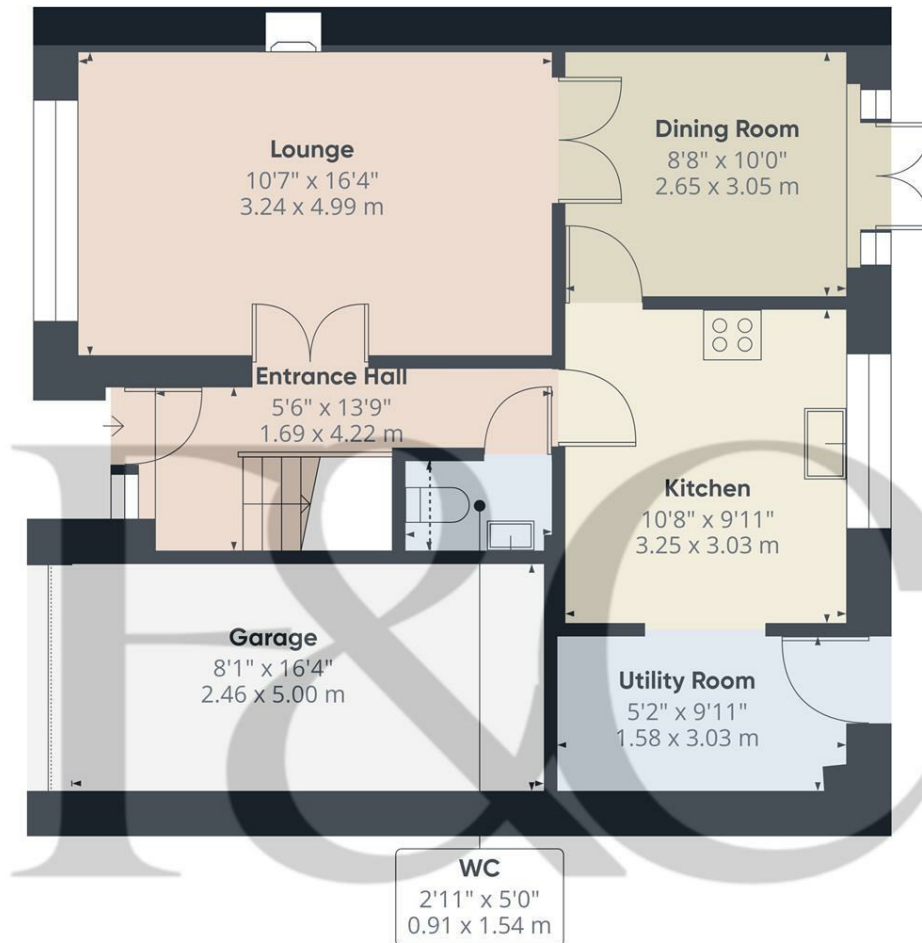
To the rear of the property is a private garden, mainly lawn with feature decked seating area and extremely well-stocked borders containing a varied selection of plants and shrubs.



Garage

16'4" x 8'0" (5.00 x 2.46)

Council Tax Band D



Floor 0

Approximate total area[®]

644 ft²
59.8 m²

Reduced headroom

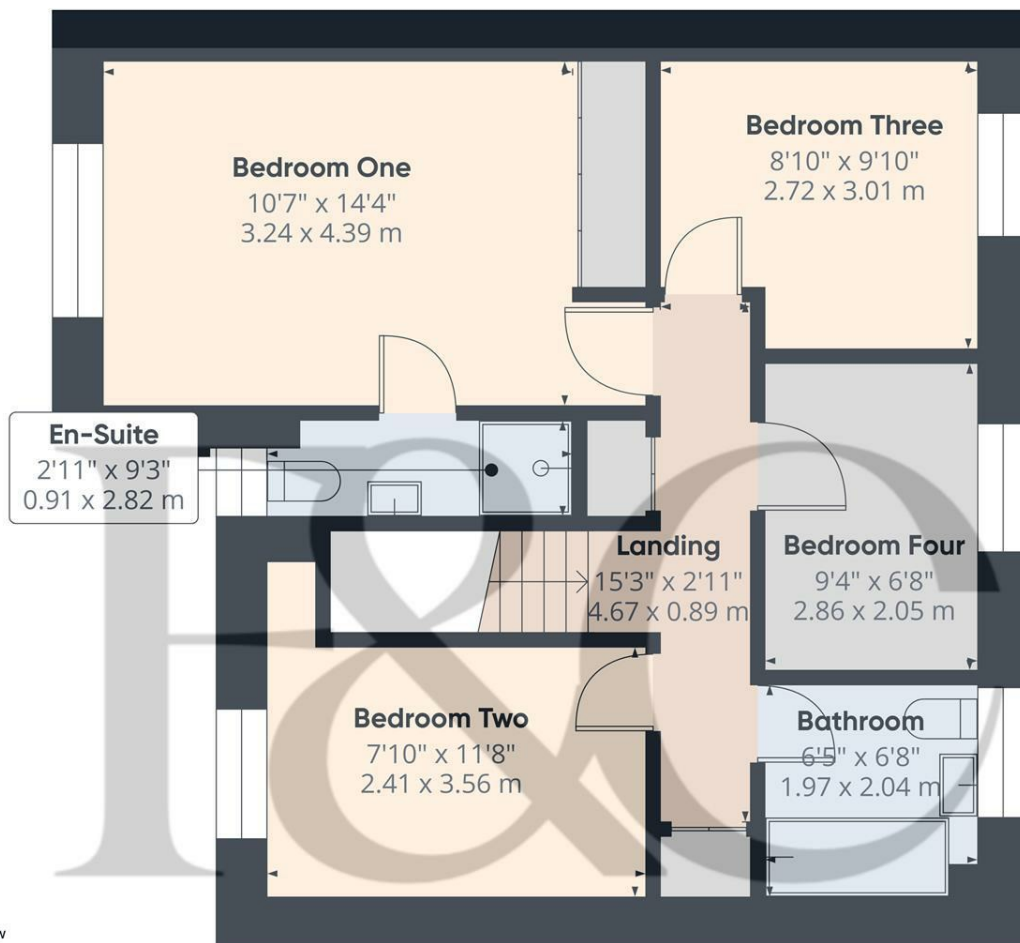
2 ft²
0.2 m²

(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.

GIRAFFE360



Floor 1

Approximate total area[®]

556 ft²
51.6 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.

GIRAFFE360



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

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

12 Woodward's Close
Borrowash
Derby
DE72 3XR

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	