

# Fletcher & Company

37 Deans Drive, Borrowash, Derby, DE72 3HQ

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Offers Around £259,950

Freehold

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- No Upward Chain
- Double Glazing & Gas Central Heating
- Entrance Hall, Rear Lobby & Cloakroom
- Lounge & Dining Kitchen
- Three Bedrooms & Bathroom
- New Boiler Installed 2021
- Spacious Rear Garden
- Good Size Driveway
- Popular Village Location
- Close to Excellent Amenities





## Summary

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

The property is sold with the benefit of no upward chain and 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. Please note, the property benefits from a new boiler which was installed in 2021.

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.

# F&C

## 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

4'9" x 4'9" (1.46 x 1.45)

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

16'2" x 11'6" (4.94 x 3.52)

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



### **Kitchen**

16'0" x 9'6" (4.89 x 2.90)

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**

2'11" x 2'11" (0.91 x 0.91)

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

### **Fitted Guest Cloakroom**

5'1" x 2'10" (1.55 x 0.88)

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

### **First Floor Landing**

6'9" x 5'10" (2.08 x 1.80)

With double glazed window to side.

### **Bedroom One**

12'8" x 9'11" (3.88 x 3.04)

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



### **Bedroom Two**

11'10" x 9'10" (3.62 x 3.00)

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



### **Bedroom Three**

8'5" x 5'10" (2.57 x 1.80)

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



### **Bathroom**

8'11" x 5'10" (2.73 x 1.79)

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.

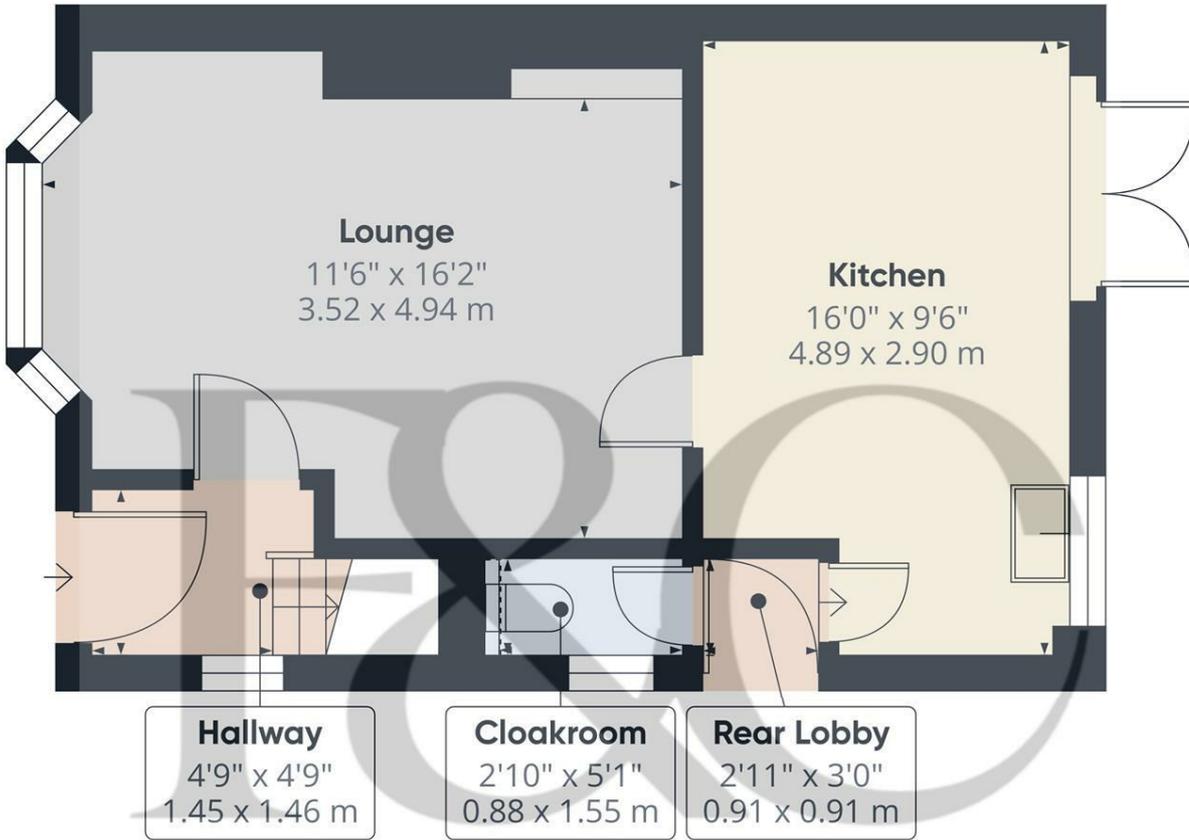


### **Outside**

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**



Floor 0

Approximate total area<sup>m</sup>  
395 ft<sup>2</sup>  
36.7 m<sup>2</sup>

(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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Floor 1

Approximate total area<sup>m</sup>  
370 ft<sup>2</sup>  
34.4 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.

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37 Deans Drive  
Borrowash  
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Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	