

*Everington
& Ruddle*



36 Manor Road, Borrowash

£295,000

NO UPWARD CHAIN Situated in a desirable location on Manor Road Borrowash, is this very well presented 1930's three bedroom semi detached house, which has been substantially extended to the rear. There is a large kitchen/diner with patio doors to the beautiful rear garden, a separate utility room with WC and open plan access to a good size TV room/playroom. To the front of the property is a formal sitting room with a large bay window and feature fireplace, which provides a wonderful place to relax in the evening. The property also has a full gas central heating system with combination boiler, UPVC double glazing, ample off road parking on a double tarmac driveway in front of the house and a large private garden to the rear. Manor Road is very well located for ease of access to the village centre via Manor Park, where there are a wealth of amenities including bus links to both Derby and Nottingham. Elvaston Castle Country Park is also close by, as is the cycle path along the river to Derby.

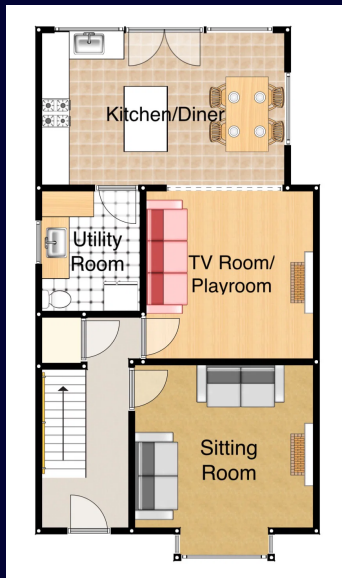
- Sought after location
- Ground floor WC
- Double driveway

- Large extended kitchen to the rear
- Beautiful rear garden

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

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Hallway Spacious through hallway with a large storage cupboard under the stairs which contains the Baxi combination boiler, a door to the front sitting room and a door to the second reception room at the rear.

Sitting Room - 3.99m x 3.3m (13'1" x 10'10") Spacious room with a large UPVC double glazed bay window to the front, two wall lights, a picture rail, a central heating radiator and a beautiful cast iron open fire place with timber surround.

TV Room / Dayroom - 3.33m x 3.33m (10'11" x 10'11") Feature fireplace with period surround and storage cupboards within the alcoves, laminate flooring, a central heating radiator and open plan access to the kitchen.

Kitchen / Diner - 4.67m x 3.1m (15'4" x 10'2") Shaker style fitted kitchen with laminate worksurfaces and a central island with breakfast bar. There are also a range of fitted appliances including an integrated dishwasher, a four ring gas hob and an electric fan assisted oven. The kitchen is located in the extension to the rear which has a vaulted ceiling, French double doors to the garden and a door to the utility room, which was originally the kitchen.

Utility Room / WC - 2.44m x 2.11m (8'0" x 6'11") Base and eye level units with laminate worksurface and a sink. There is also a UPVC double glazed window to the side, plumbing for a washing machine, a WC and space for a tall fridge/freezer.

Bedroom 1 - 4.09m x 3.63m (13'5" x 11'11") Large UPVC double glazed bay window to the front, wardrobe space within the alcoves and a central heating radiator.

Bedroom 2 - 3.35m x 3.33m (11'0" x 10'11") UPVC double glazed window to the rear, a central heating radiator and wardrobe space within the alcoves.



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Bedroom 3 - 2.29m x 1.8m (7'6" x 5'11") UPVC double glazed window to the front and a central heating radiator.

Shower Room - 2.01m x 1.8m (6'7" x 5'11") A very stylish fully tiled shower room including a three piece suite with a quadrant shower cubicle, WC and a wash basin with cupboard space under. There is also a heated towel rail and a UPVC double glazed window to the rear.

Loft The fully boarded loft includes a carpeted floor, Velux window, a pull down loft ladder, power and lighting.

Garden To the rear of the property is a beautiful private garden with a level lawn surrounded by well stocked flower beds and including a patio area off the kitchen with a further patio to the rear of the plot, along with a good size timber shed.