



Three Bedroom Semi-Detached House located in Borrowash.

Offers Over
£300,000

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42 Lace Makers Close
Borrowash
Derby
DE72 3WR



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1290.7
sq ft

This beautifully presented 3-bedroom semi-detached home offers a perfect blend of modern style and practical living in a peaceful cul-de-sac location. The property features a versatile converted garage, an EV charging point and generous living spaces with stunning countryside views.

Inside, the home is bright and inviting, with contemporary finishes and move-in ready spaces. The separate, modern kitchen is equipped with free standing appliances and ample storage, providing a functional space for cooking. Adjacent to the kitchen, the spacious living and dining area is perfect for entertaining, featuring bi-fold doors that open seamlessly to the rear garden. The converted garage provides secure storage and a versatile space, while the EV charging point ensures the property is future ready.

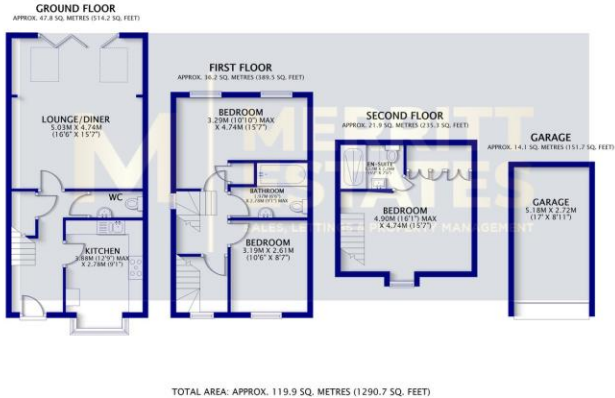
Upstairs. Two well-proportioned double bedrooms, plus a modern family bathroom, complete the first floor. To the top floor, a principal bedroom with an en-suite and built in wardrobes.

Externally, a low-maintenance landscaped garden. Off-road parking is available via the driveway.

Combining contemporary upgrades, flexible living spaces, and a sought-after location, this semi-detached home is ready to welcome its next owners.

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FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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