



Three Bedroom Semi-Detached House located in Borrowash.

Asking Price Of
£325,000

Find us on..



M | **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

42 Lace Makers Close Borrowash Derby DE72 3WR



3



2



1



D



EPC

C



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.

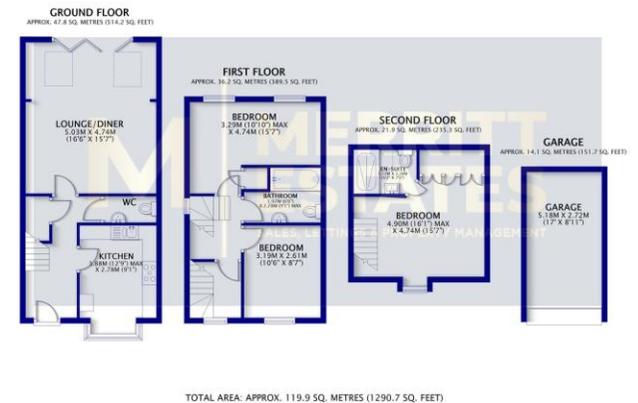
These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman

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		

CONTACT

Q106 The Quadrant, Nuart Road, Beeston, Nottingham, Nottinghamshire, NG9 2NH

E info@merrittstates.com

T 01156463924

www.merrittstates.com