



68 Kimberley Road, Borrowash, DE72 3GE

Offers in excess of £240,000



Key Features

- Two Bedroom Bungalow
- Modernised Throughout
- Flexible Living Space
- Conservatory
- Driveway Parking
- Beautiful Landscaped Rear Garden
- EPC rating C
- Freehold





This well-presented two-bedroom semi-detached bungalow is situated in the popular village of Borrowash and offers flexible single-storey accommodation together with a generous landscaped rear garden and off-road parking.

The property has undergone a number of improvements during the current ownership, including a modern kitchen fitted in 2024, a refitted shower room and conservatory added in 2023, landscaping of the rear garden in 2025, replacement windows and front door, and a recently renewed carport roof.

Internally, the accommodation comprises an entrance hallway, modern fitted kitchen, spacious lounge with direct access to the conservatory, two bedrooms and a contemporary shower room. The layout also offers plenty of flexibility, with the current owners using the main bedroom as a lounge and the designated lounge as a dining room.

Outside, a driveway provides off-road parking and continues beneath a covered carport. To the rear is a particularly generous garden with a large paved entertaining area, raised lawn and further

seating areas.

The workshop and timber shed within the garden are not included in the sale price but may be available by separate negotiation.

Externally

The property is set back behind a low-maintenance frontage with a driveway providing off-road parking. The driveway continues to the side beneath a covered carport with gated access to the rear. The carport roof covering has recently been replaced.

Entrance Hall

Entered through a replacement front door with glazed side panels, the hallway provides access to the principal accommodation. Finished with contemporary flooring and neutral décor. Loft access is located here, with a ladder, lighting and electricity provided within the loft. A useful hallway cupboard houses the filling loop for the central heating system.

Shower Room

Refitted in 2023 and comprising a walk-in shower enclosure with wall-mounted shower, WC and wash hand basin with vanity storage beneath. Finished with contemporary wall panelling to the shower area, heated towel rail and an obscure-glazed window providing natural light.

Kitchen

Refitted in 2024 with a contemporary range of gloss wall and base units complemented by work surfaces and tiled splashbacks. There is a gas hob, built-in double oven, sink and drainer positioned beneath the window,





along with space and plumbing for a washing machine and further appliance space.

Bedroom One

A well-proportioned double bedroom overlooking the front, featuring an extensive range of fitted wardrobes providing excellent storage, with a radiator and large window allowing plenty of natural light.

Bedroom Two

A generous double bedroom, currently used as a lounge, with sliding patio doors opening directly onto the rear garden. The room offers excellent flexibility as either a bedroom or further reception space.

Living Room

A well-proportioned reception room, currently arranged as a dining room, with direct access through to the conservatory. Offering flexibility to be used as either a living or dining space depending on the needs of the new owner.

Conservatory

A bright additional reception space with views over the rear garden and French doors opening directly onto the patio. A lovely spot to sit and enjoy the garden throughout the year.

Rear Garden

A particularly generous garden which was landscaped in July 2025. A substantial paved patio spans the rear of the bungalow and provides an excellent area for outdoor furniture, entertaining and dining. Steps lead to a raised lawned section with pathways, planted borders and further seating areas. The combination of paving and lawn creates an attractive garden designed with ease of maintenance in mind.



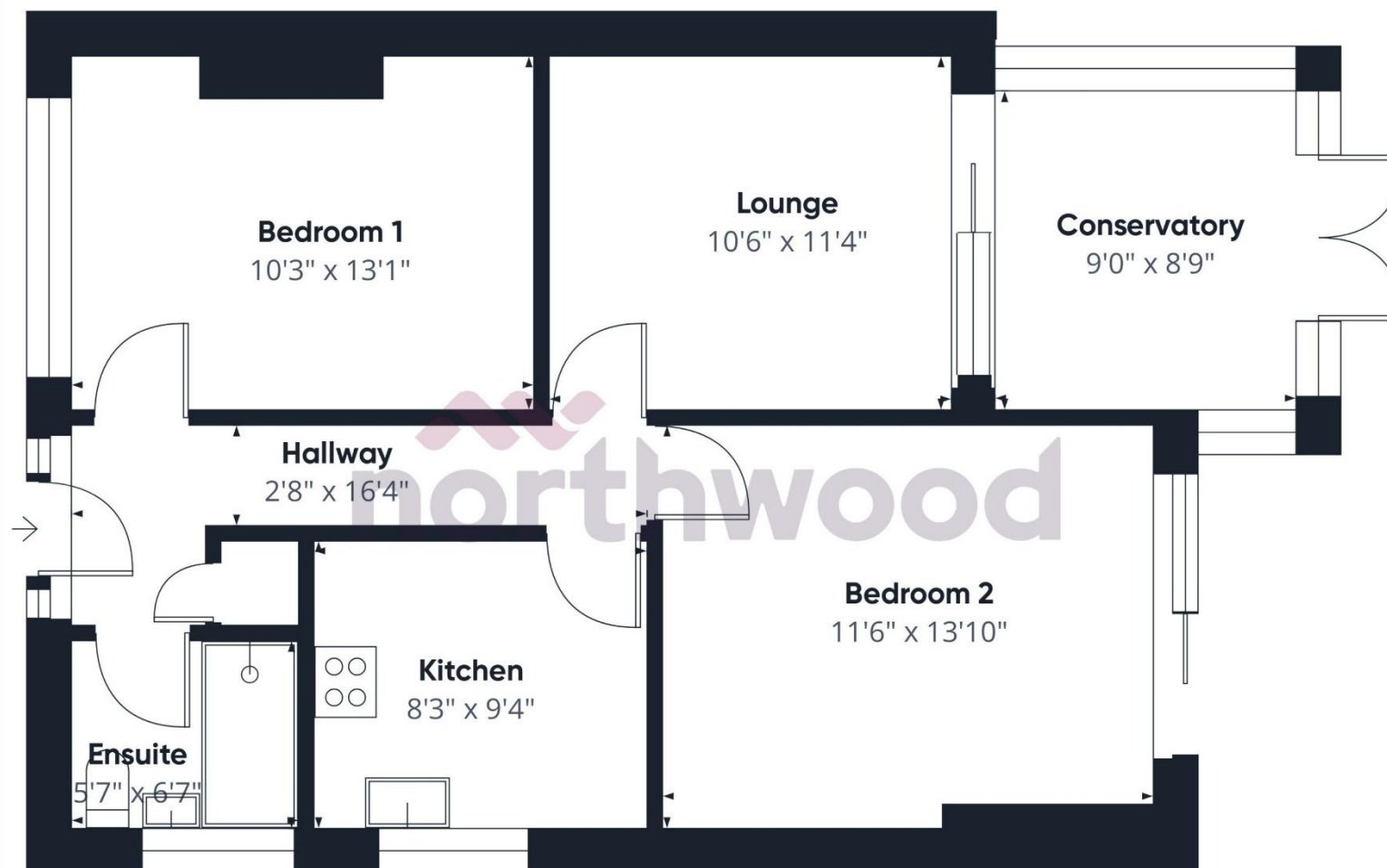
Garden Workshop & Shed

The garden currently contains a substantial workshop and separate timber shed. Please note that these structures are not included within the advertised sale price. The sellers may be willing to leave them subject to separate negotiation.

Disclaimer

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Approximate total area⁽¹⁾
685 ft²

(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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