

## 11 Mear Drive, Borrowash, Derby, DE72 3QW

Offers Around £399,950

Freehold



- Ideal Family Home
- Immaculately Presented Throughout
- Welcoming Entrance Hall & Fitted Guest Cloakroom
- Spacious Lounge, Dining Room & Conservatory
- Breakfast Kitchen with Adjoining Utility Room
- Four First Floor Bedrooms, Including Principle with En-Suite, Plus Family Bathroom
- Private, Enclosed Rear Garden
- Double Width Driveway with Garage
- Highly Convenient & Sought After Location
- Early Viewing Highly Recommended





## Summary

This is a modern, four bedroom, detached residence occupying a popular estate location in desirable Borrowash.

The property has been carefully maintained by the current vendor since it was built and the property would make an ideal family home. Benefiting from double glazing and gas central heating with entrance hall, fitted guest cloakroom, lounge, dining room, conservatory and breakfast kitchen with utility off. The first floor landing leads to a principle bedroom with en-suite shower room, three further bedrooms and a bathroom.

The property occupies a good sized corner plot with mature front garden and double width tarmac driveway giving access to an attached single garage. To the rear of the property is a very pleasant, private garden with patio area, lawn, well-stocked herbaceous borders, mature trees and a combination of brick wall and timber fencing to the boundaries. A pathway down the side leads to a gate giving access to the front.

**F&C**

## The Location

Borrowash is a much sought after, conveniently located village a few mile east of Derby and just off the A52 giving convenient access to both Derby and Nottingham. The village itself is very popular with a variety of shops, supermarket, cafes, restaurants, a reputable primary school and regular bus services to Derby as well as Nottingham. There is easy access to nearby places of interest including Elvaston Castle Country Park which offers some delightful country walks. It also has easy access to cycle route 6 directly into Derby and the Derby canal. Borrowash is also convenient for major employers in the region.

## Accommodation

### Ground Floor

#### Entrance Hall

11'1" x 4'9" (3.39 x 1.47)

A panelled and glazed entrance door provides access to hall with central heating radiator, decorative coving and staircase to first floor.

#### Fitted Guest Cloakroom

7'2" x 4'1" (2.19 x 1.26)

Appointed with a low flush WC, wash handbasin with tiled surround, central heating radiator, dado rail and feature circular double glazed and leaded window to front.

#### Spacious Lounge

15'8" x 11'7" (4.80 x 3.55)

With two central heating radiators, decorative coving, glazed and leaded window to front and twin panelled doors to dining room.



### Dining Room

11'10" x 9'10" (3.63 x 3.00)

Having a central heating radiator, decorative coving and sealed unit double glazed sliding patio doors to conservatory.



### Conservatory

9'9" x 8'8" (2.99 x 2.65)

A brick based and UPVC double glazed construction offering a pleasant reception room with views over the garden through double glazed windows and matching French doors for access.



## Kitchen

14'7" x 9'1" (4.45 x 2.77)

Featuring an L-shaped granite effect preparation surface with tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards (including china display cabinet), inset four plate gas hob with extractor hood over, space for microwave, further appliance space suitable for fridge freezer and dishwasher (included in the sale), integrated double oven, central heating radiator, double glazed window to rear and door to utility.



## Utility Room

9'1" x 4'11" (2.79 x 1.50)

Featuring granite effect worktops with tiled surround, inset sink unit with mixer tap, fitted base cupboard, appliance space suitable for washing machine and tumble dryer, wall mounted Worcester gas fired boiler, central heating radiator, storage cupboard, door to integral garage and panelled and glazed door to garden.

## First Floor Landing

8'6" x 6'3" (2.60 x 1.92)

A semi-galleried landing with feature balustrade, access to loft space and airing cupboard.

### Principle Bedroom

10'11" x 9'10" (3.33 x 3.02)

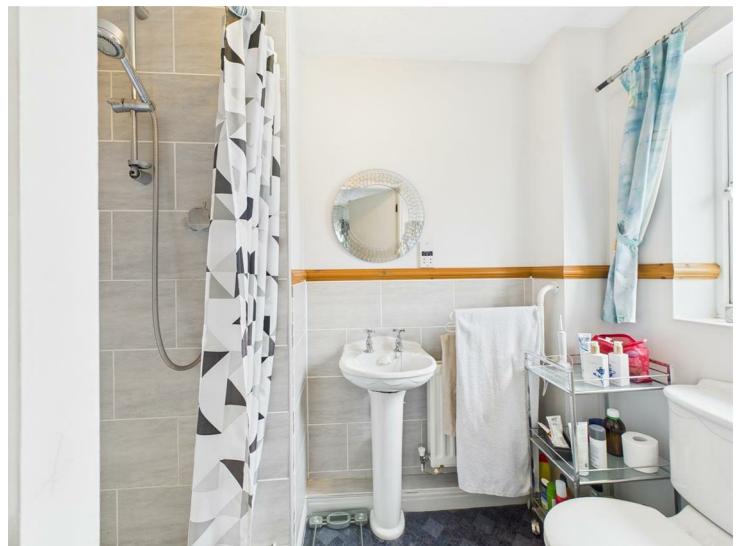
A spacious room accommodating a superking size bed with central heating radiator, built-in wardrobes and double glazed and leaded window to front.



### En-Suite Shower Room

6'6".91'10" x 4'3" (2.28 x 1.30)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator, dado rail and double glazed window to side.



### Bedroom Two

10'5" x 9'3" (3.20 x 2.84)

With central heating radiator, built-in wardrobes, storage cupboard and dressing table and double glazed window to rear.



### **Bedroom Three**

10'11" x 6'10" (3.33 x 2.10)

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



### **Bedroom Four**

8'7" x 7'5" (2.63 x 2.28)

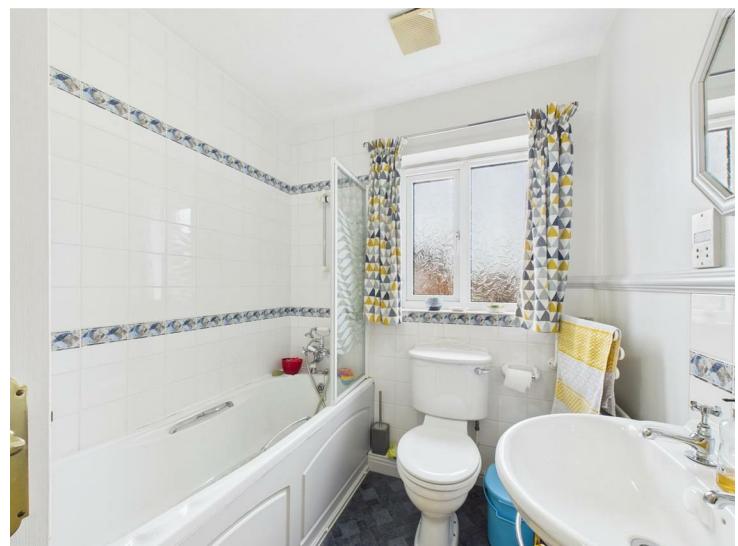
Currently used as an office with central heating radiator and double glazed and leaded window to front.



### **Bathroom**

7'6" x 6'2" (2.29 x 1.90)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower attachment, central heating radiator, dado rail and double glazed window to side.

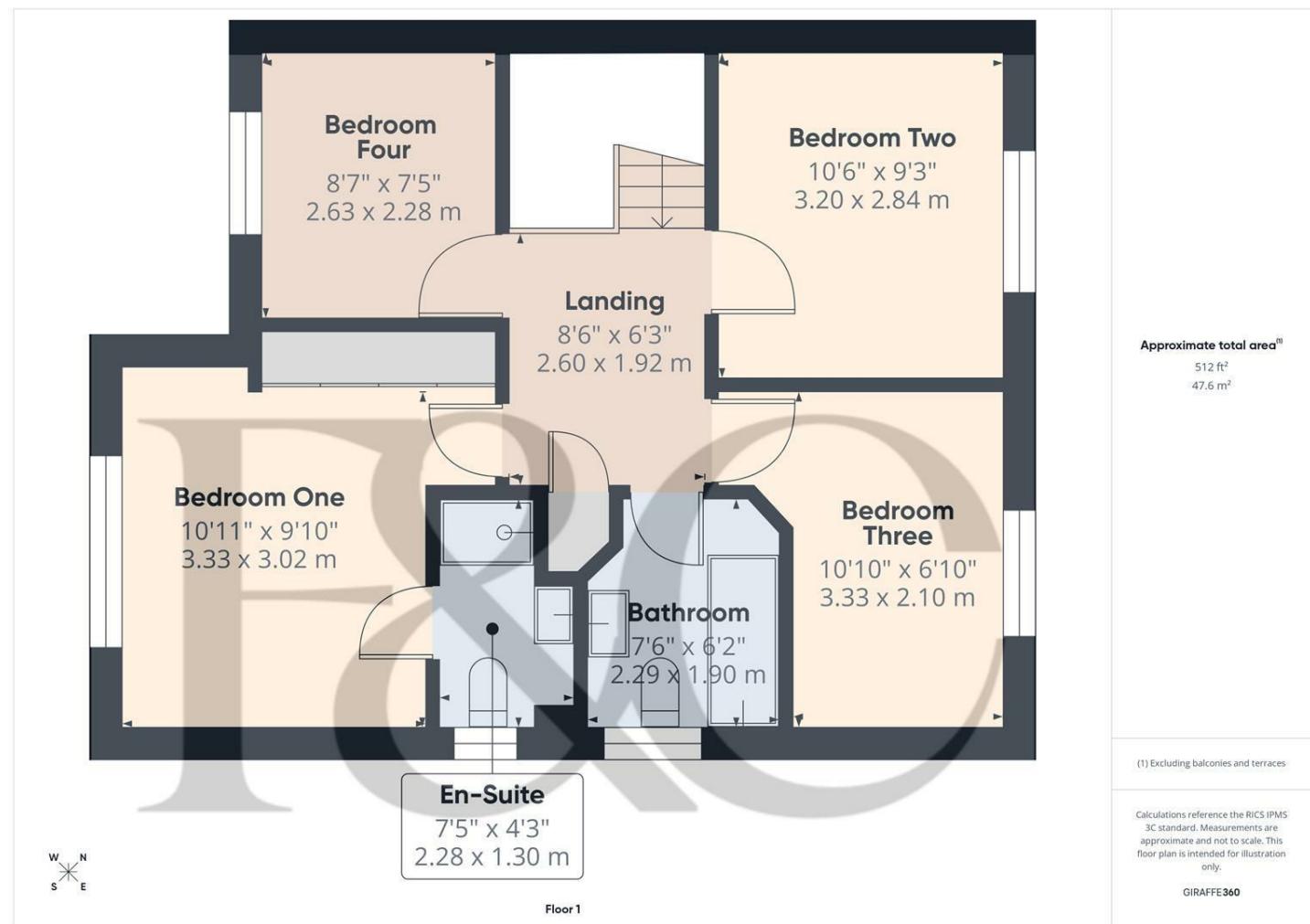
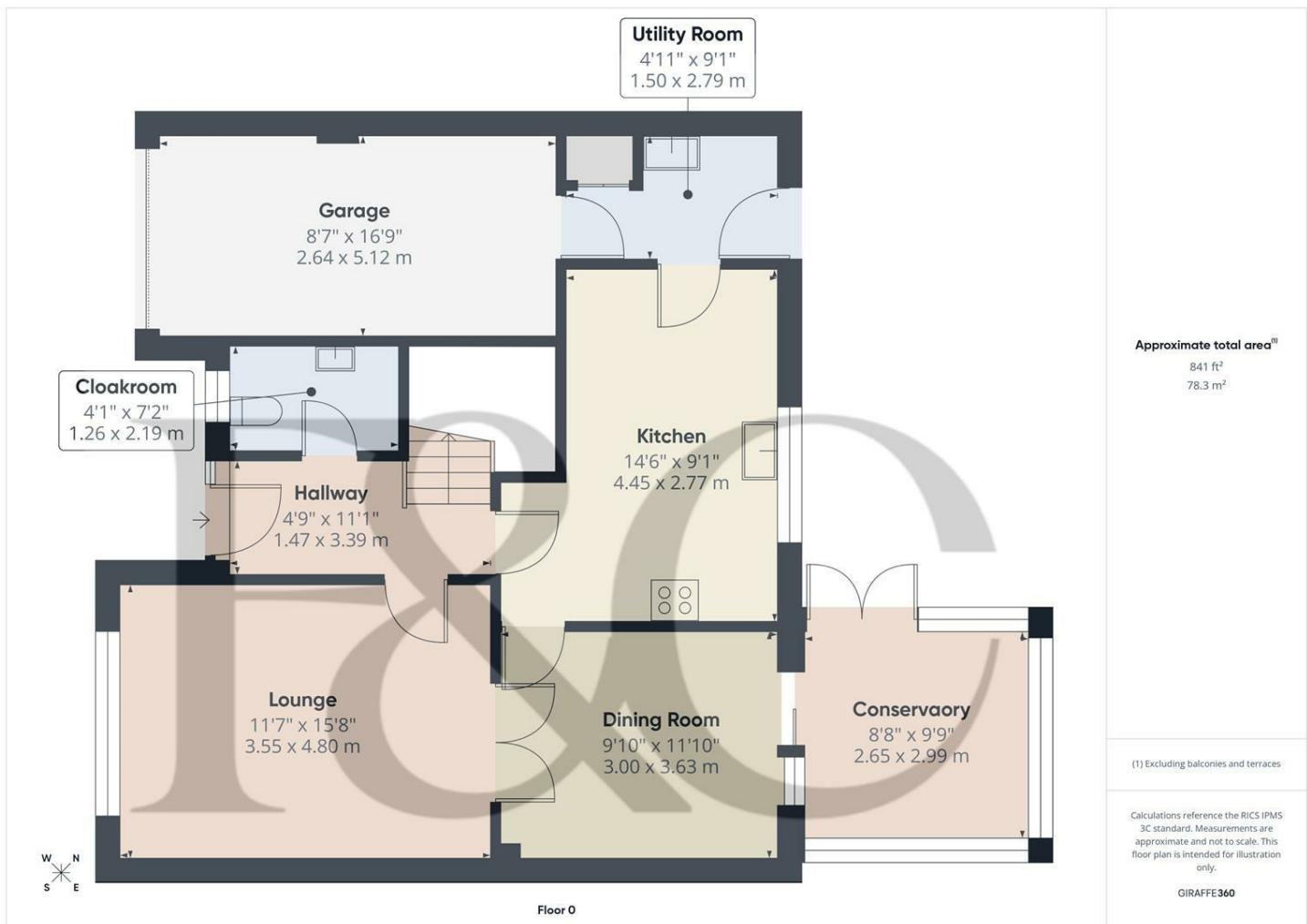


## Outside

The property occupies a good sized corner plot set back behind a well-established front garden with adjacent driveway providing ample off-road parking and access to an attached single garage. Pedestrian access down the side of the property leads to the rear garden with an extensive patio area, good sized lawn and flowerbeds/borders containing plants and shrubs. The garden offers a good degree of privacy and is bounded by brick walling, timber fencing and trees.

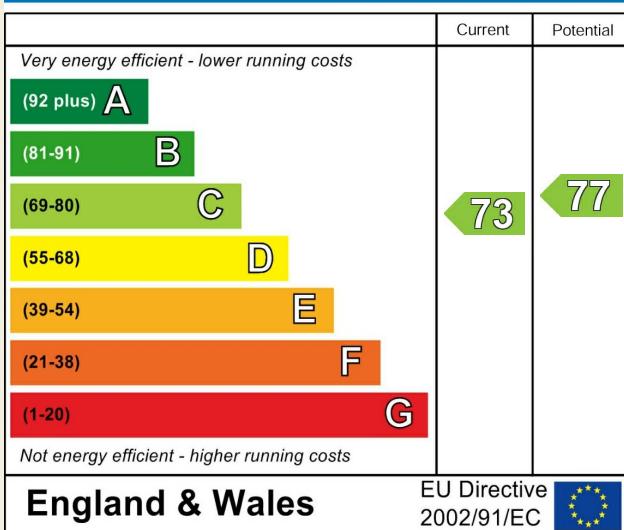


**Council Tax Band E**





## Energy Efficiency Rating



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Council Tax Band: E  
Tenure: Freehold

