

Fletcher & Company

23 Priorway Avenue, Borrowash, Derby, DE72 3HW

Price £269,999

Freehold



- Popular Residential Location
- Completely Renovated
- Double Glazing & Gas Central Heating
- Entrance Hall with Lounge off
- Open Plan Dining Kitchen
- Three First Floor Bedrooms & Bathroom with Four Piece Suite
- Large Mainly Lawn Garden with Patio
- Useful Outbuildings & Carport
- Triple Car Width Driveway
- Close to Excellent Transport Links





Summary

A superbly appointed, completely renovated, three bedroom, semi-detached residence occupying a popular location in Borrowash. The property is set back from the road behind a block paved driveway with an attached carport, useful range of outbuildings and larger than average mainly lawn garden with patio.

Internally the property is double glazed and gas central heated with hall, lounge, open plan dining kitchen, three first floor bedrooms and a well-appointed bathroom with four piece suite in white.

F&C

The Location

Borrowash is a popular village located east of Derby just off the A52, making it within commuting distance of Nottingham and Derby. The village itself has a busy centre with a varied selection of shops, restaurants, café and primary school. There is also schooling by way of West Park secondary school in neighbouring Spondon. Nearby places of interest include Elvaston Castle country park offering some delightful walks and open spaces.

Accommodation

Entrance Hall

9'4" x 3'8" (2.85 x 1.14)

A panelled and double glazed entrance door provides access to hallway with staircase to first floor with understairs storage cupboard, stylish floor to ceiling central heating radiator and double glazed window to side.

Lounge

12'3" x 10'9" (3.75 x 3.30)

Having a stylish floor to ceiling central heating radiator, fireplace ideal for an electric fire with timber lintel and tiled hearth, wood grain effect flooring and double glazed window to front.



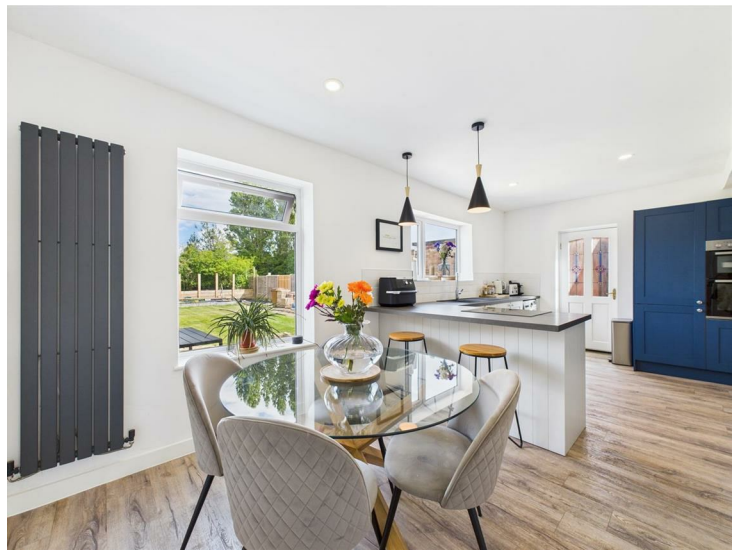
Open Plan Dining Kitchen

19'11" x 9'1" (6.08 x 2.79)



Dining Area

A spacious area with floor to ceiling central heating radiator, wood grain effect flooring and double glazed window overlooking the large garden.



Kitchen Area

Featuring wood effect worktops extending to breakfast bar, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers, two large cupboards incorporating double oven, inset four plate Zanussi induction hob, appliance space suitable for washing machine and double glazed window and door.



First Floor Landing

7'10" x 2'9" (2.41 x 0.86)

A semi-galleried landing with feature balustrade, double glazed window to side, access to loft space and airing cupboard housing the gas fired boiler.

Bedroom One

10'11" x 9'10" (3.33 x 3.00)

Having a central heating radiator, storage recess and double glazed window to front.



Bedroom Two

11'5" x 9'2" (3.50 x 2.81)

With central heating radiator and double glazed window to rear.



Bedroom Three

7'10" x 6'5" (2.41 x 1.97)

Having a central heating radiator, storage recess with shelving and double glazed window front.



Bathroom

8'10" x 7'10" (2.70 x 2.41)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, walk-in shower cubicle, chrome towel radiator and double glazed windows to side and rear.



Outside

A larger than average garden featuring an extensive lawn with raised wood edged borders, patio area, useful outbuildings and a detached carport with up and over door and pedestrian door to front.

To the front of the property is a block paved driveway providing off-road parking.



Council Tax Band A



Floor 0

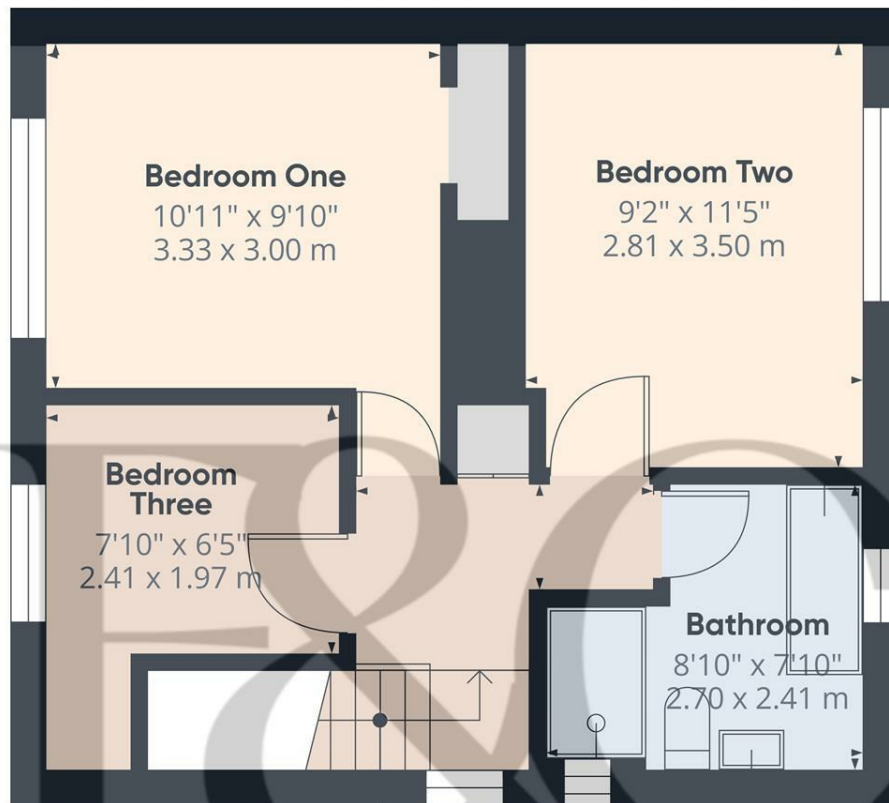
Approximate total area⁽¹⁾

423 ft²
39.3 m²

(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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Landing
7'11" x 2'9"
2.41 x 0.86 m

Floor 1

Approximate total area⁽¹⁾

377 ft²
35.1 m²

(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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23 Priorway Avenue
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Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	