

# Fletcher & Company

9 Woodward's Close, Borrowwash, Derby, DE72 3XR

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Offers Over £400,000

Freehold

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- Ideal Family Home
- Quiet Cul-De-Sac Location
- Superb Views to Rear
- Entrance Hall & Fitted Guest Cloakroom
- Lounge & Dining Room
- Breakfast Kitchen
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Good Sized Driveway & Garage
- Attractive Rear Garden





## Summary

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Superbly presented, four bedroom, modern detached residence occupying a quiet cul-de-sac location in the desirable village of Borrowash. The property is tucked away in this sought after position, backing onto open fields offering fabulous views. The property is set back behind a good sized tarmac driveway providing ample off-road parking with access to an integral garage. To the rear of the property, is an attractive garden with two pleasant seating areas, well kept lawn, herbaceous borders, closed slat timber fence boundary and aforementioned views.

Internally, the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge with feature fireplace, separate dining room and good sized fitted kitchen. The first floor landing leads to principal bedroom with en-suite shower room, three further bedrooms and bathroom.

# F&C

## The Location

Borrowash is a very popular village located a few miles east of Derby City Centre just off the A50 giving convenient access to Derby and Nottingham. The village itself is very popular and features a central hub of shops, supermarket, cafe, restaurants, fish mongers, barbers, primary school and a regular bus service into Derby. Nearby places of interest include Elvaston Castle Country Park which offers delightful walks.

## Accommodation

### Ground Floor

#### Entrance Hall

17'3" x 6'1" (5.26 x 1.86)

A UPVC double glazed entrance door with side light provides access to entrance hall with central heating radiator and staircase to first floor.

#### Fitted Guest Cloakroom

4'11" x 3'0" (1.52 x 0.93)

With low flush WC and wash handbasin.

#### Lounge

16'2" x 10'7" (4.95 x 3.23)

Having a feature fireplace with decorative surround, raised hearth and living flame gas fire, central heating radiator, decorative coving and double glazed window to front.



## Dining Room

9'11" x 8'8" (3.04 x 2.65)

With central heating radiator, decorative coving and double glazed patio door to rear.



### Good Sized Fitted Kitchen

16'2" x 9'11" (4.94 x 3.03)

Comprising worktops with matching breakfast bar, tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall-mounted cupboards, inset gas stove with stainless steel splash back with extractor hood over, built-in fridge freezer, dishwasher, appliance space suitable for washing machine and tumble dryer, recessed ceiling spotlighting, decorative coving, double glazed widow overlooking rear garden and double glazed door giving access to garden.



### First Floor Accommodation

#### Landing

13'10" x 2'10" (4.22 x 0.87)

With airing cupboard.

### Principle Bedroom

16'7" x 10'8" (5.07 x 3.26)

With central heating radiator, fitted wardrobe and double glazed window to front.



### En-Suite Shower Room

9'1" x 2'11" (2.77 x 0.90)

Tiled with a white suite comprising low flush WC, wash handbasin, shower area, radiator and double glazed window to front.



### **Bedroom Two**

9'10" x 7'5" (3.01 x 2.28)

With central heating radiator, fitted wardrobe and double glazed window to rear with views over fields.



### **Bedroom Three**

11'7" x 7'10" (3.55 x 2.40)

With fitted cupboards with hanging space providing excellent storage, central heating radiator and double glazed window to front.



### **Bedroom Four**

9'5" x 6'8" (2.88 x 2.05)

With central heating radiator and double glazed window to rear with views over fields.



### Well-Appointed Bathroom

6'8" x 6'5" (2.05 x 1.96)

Comprising low flush WC, vanity wash handbasin with cupboards beneath, panelled bath, radiator and double glazed window to rear.



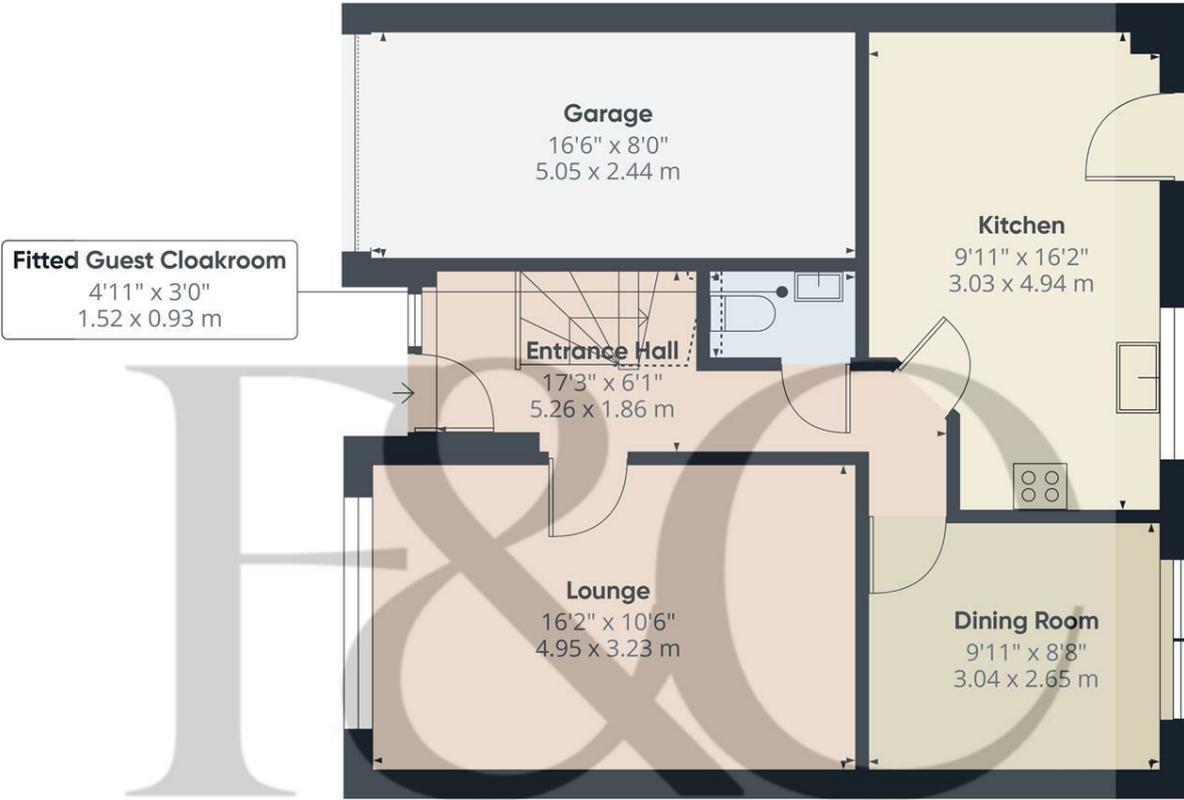
### Outside

To the front of the property, is a sizeable tarmac driveway providing off-road parking for at least three vehicles and access to an integral garage with power, lighting and electric door.

To the rear of the property, is a fabulous garden featuring patio area immediately off the dining room, well-manicured shaped lawn, herbaceous borders containing plants, shrubs and further circular, stone edged seating area. A low-level fence makes the most of the open views with a good degree of privacy.



Council Tax Band D



Approximate total area<sup>m</sup>

644 ft<sup>2</sup>  
59.8 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

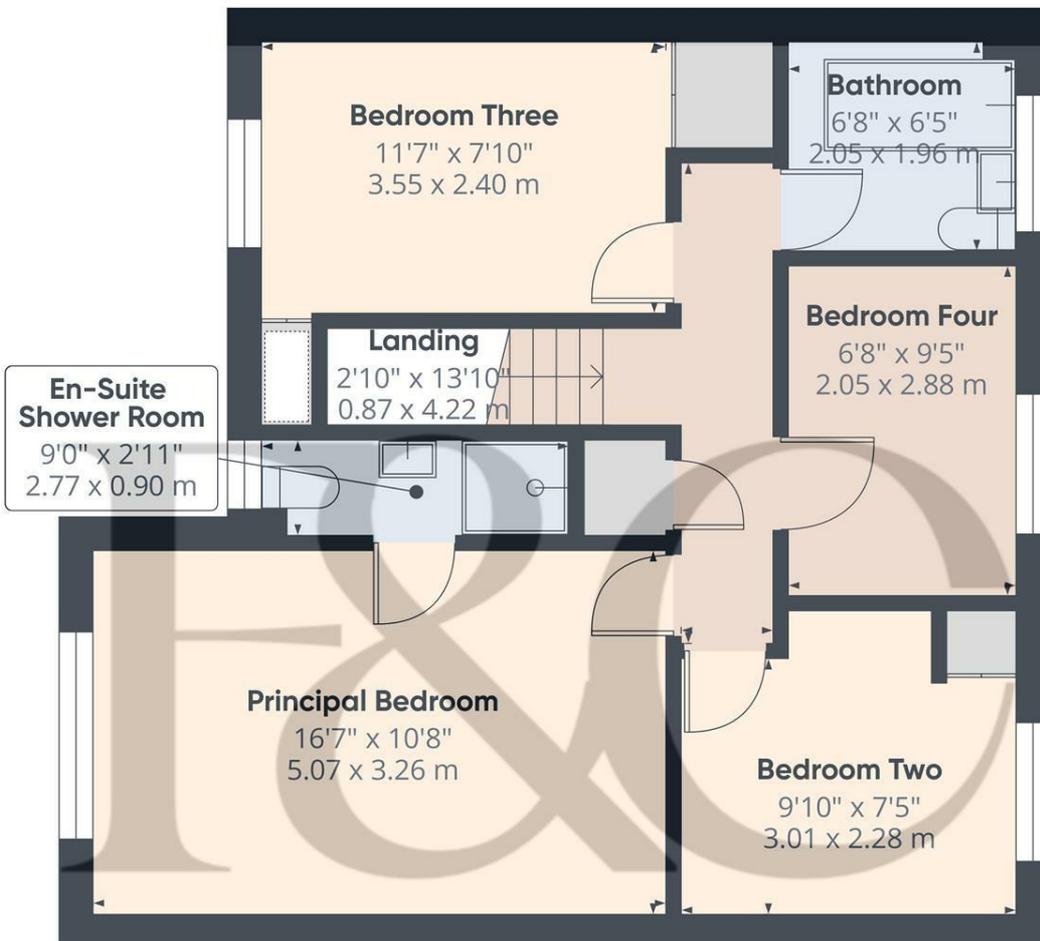
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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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Floor 0



Approximate total area<sup>m</sup>

550 ft<sup>2</sup>  
51 m<sup>2</sup>

(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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Floor 1



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**Willington Office**

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9 Woodwards Close  
Borrowash  
Derby  
DE72 3XR

Council Tax Band: D  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	