



46 Manor Park, Borrowash Derby, DE72 3LP

Desirable cul-de-sac location within a short walk of the village centre of Borrowash. The property has masses of potential to become a wonderful family home, situated on a large plot with plenty of off road parking and a superb and spacious rear garden. This three bedroom house is UPVC double glazed, gas centrally heated and has a modern shower room and separate wc on the first floor. Commonly these properties have the bathroom relocation to where the box room is at the front, allowing for the bathroom and wc to be turned into what would be a good size single bedroom. There is a through lounge diner on the ground floor with a bay window to the front and large window to the rear. Externally there is a tandem length garage and two large sheds, which could be cleared to reveal a huge garden.



£250,000

Hallway

Hardwood front door leading to a the hallway which includes a UPVC double glazed window to the side, a central heating radiator, staircase to the first floor, raised meters within a fitted cloak cupboard and a door leading to the kitchen at the rear.

Kitchen 11' 6" x 8' 10" (3.50m x 2.69m)

UPVC double glazed windows to the side and rear, hardwood back door to the carport at the side, fitted units with laminate worksurfaces and a stainless steel sink, gas boiler at low level within the corner unit, gas cooker, space for an under counter fridge, a door to the under stair pantry which includes an automatic light and a window, a built in folding leaf table and a door leading to the dining area within the lounge.

Lounge/Diner 25' 8" x 11' 6" (7.82m x 3.50m)

UPVC double glazed bay window to the front, UPVC double glazed window to the rear, sliding door from the dining area to the kitchen, wall mounted gas fire, central heating radiator, TV point and a blocked off doorway from the hall, which has been turned into a bookcase.

Bedroom 1 14' 3" x 11' 6" (4.34m x 3.50m)

UPVC double glazed bay window to the front, a range of fitted wardrobes and a central heating radiator.

Bedroom 2 11' 6" x 9' 10" (3.50m x 2.99m)

UPVC double glazed window to the rear, a central heating radiator and a loft hatch with pull down ladder in the ceiling.

Loft

Pull down ladder to a fully boarded loft with power and lighting. Previously used as a hobby room.

Bedroom 3 6' 6" x 6' 0" (1.98m x 1.83m)

UPVC double glazed window to the front and a central heating radiator.

Bathroom 7' 9" x 5' 3" (2.36m x 1.60m)

UPVC double glazed window to the rear, quadrant shower cubicle with shower mixer, ceramic tiled walls, wash basin, airing cupboard and a central heating radiator.

WC 4' 11" x 2' 6" (1.50m x 0.76m)

The a UPVC double glazed window to the side and a wc.

Outside

The property is set back from the road beyond an attractive foregarden with



Disclaimer

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