



## 8a Windsor Close, Borrowash, Derby, DE72 3JS

**No Onward Chain  
£270,000**



Enjoying a pleasant secluded position in this popular suburb is this unique two bedroom, two storey detached property with spacious living accommodation, conservatory and garage. No Chain.



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## DIRECTIONS

From Victoria Avenue, turn left onto Nottingham Road, follow the road out of the suburb centre eventually turning left onto Priorway Gardens, then first left into Windsor Close, follow the road as it bends to the right where the property will be found in the top right corner.

Internally the gas centrally heated accommodation comprises, entrance hallway, large lounge with log stove, conservatory, dining kitchen and luxurious bathroom suite. To the first floor there are two double bedrooms and en-suite. The first floor has been fitted with brand new Velux windows all round.

Externally there is a long driveway leading to a garage, enclosed front, side and rear gardens.

The property is located just off Nottingham Road close to the central shopping area within this popular Derby suburb with the city centre, Elvaston castle and A52 all being with easy reach.

A highly individual detached property offered for sale with no chain.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property into a formal hallway

with stairs to the first floor and useful cupboard beneath, radiator.

### LIVING ROOM

21'1" x 11'8" (6.43m x 3.56m)

A very spacious room with two front facing picture windows, brick fireplace with log burning stove, laminate floor throughout, media commercial and UPVC double glazed French doors leading into:

### CONSERVATORY

13'5" x 13'5" (4.09m x 4.09m)

A large brick based conservatory with UPVC double glazed windows, French doors and picked roof with opening windows, laminate flooring, door into garage.

### KITCHEN DINER

21'1" x 10'6" (6.43m x 3.20m)

A spacious room fitted with a plentiful range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, space for an electric cooker, fridge freezer and washing machine, wall mounted and concealed combination boiler, window and door to rear.

Ample space for a dining table and chairs with two tall picture windows, side window and breakfast bar, radiator.

### BATHROOM

8'9" x 7' (2.67m x 2.13m)

A luxuriously appointed bathroom with attractive wall and floor tiling having a deep

sunked bath with shower attachment, concealed cistern WC and glazed wash basin sat on a matching stand, chrome towel radiator, window, inset ceiling downlighters and extractor fan.

## FIRST FLOOR

### LANDING

With access into both bedrooms and eave storage.

### BEDROOM ONE

12'3" x 11'5" (3.73m x 3.48m)

A spacious en-suite bedroom with two newly installed Velux windows, laminate flooring, eaves storage access and radiator.

### EN-SUITE

Fitted with a corner shower cubicle and mains shower, was basin and WC, new Velux window, tile effect vinyl flooring, Velux window, radiator and extractor fan.

### BEDROOM TWO

12'4" x 10'7" (3.76m x 3.23m)

A spacious double bedroom with new Velux window, eaves storage access and radiator.

### OUTSIDE

Externally there is a long driveway leading to a garage, enclosed front, side and rear gardens.

### GARAGE

15'11" x 8'6" (4.85m x 2.59m)

Main up and over front door, power and light.







## Road Map



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

