



## 18 Fosse Close, Borrowash, Derby, DE72 3NN

Offers Over **£350,000**



Situated in the heart of Borrowash, in a Cul-De-Sac, a short distance from the vibrant village centre, this is a beautifully appointed three/four bedroom detached house which benefits from gas central heating, double glazing and an enclosed garden to the rear.



# 18 Fosse Close, Borrowwash, Derby, DE72 3NN

Offers Over £350,000



The current vendors have spent considerable time and effort in the presentation of this delightful, spacious home which is located in a cul-de-sac. In brief the accommodation comprises an entrance lobby with coat hanging space and access to a large lounge with window overlooking the front elevation and open plan access to a delightful dining room and staircase to the first floor. The ground-floor features a versatile second reception room with French doors to the garden. It is perfectly suited as a 4th Bedroom, Home Office, or Snug. There is a delightful modern kitchen with a range of integrated appliances and space for an American style fridge/freezer. To the first floor are three good sized bedrooms, the master bedroom with an en-suite shower room and a family bathroom with bath and shower attachment.

Outside the property benefits from a private and enclosed garden to the rear which has a large patio overlooking the lawn garden with a raised area at the very far end of this space. To the front, the house is set back from the road and there is a driveway, 7kW EV charger and further lawned garden.

Borrowwash is conveniently positioned between Nottingham and Derby and offers transport links and quick access to the A50, A52 and M1 corridor. East Midlands airport is only a short distance away and both Derby and Nottingham are within easy commuting distance.

The village of Borrowwash offers a wide range of facilities including shops, restaurants and a supermarket. The house is within the catchment of local primary and secondary schools and situated close to National Cycle Route 6 as well as plentiful countryside walks.

This beautifully appointed family home should be viewed to be fully appreciated through the offices of Boxall Brown and Jones.

## ACCOMMODATION

Entering the property through double glazed front door into:

## ENTRANCE LOBBY

With composite front door, double glazed window and coat hanging space.

## LOUNGE

15'5" x 11'6" (4.70m x 3.51m)

The impressive beautifully presented lounge is the focal point to the property and has a double glazed window to the front elevation, radiator, inset ceiling spotlights and quality laminate floor which leads through to the dining room. The room has a superb decorative panelled wall and open plan access to:

## DINING AREA

14' x 8'3" (4.27m x 2.51m)

With double glazed French doors leading to the rear elevation, staircase leading to the first floor, ample space for dining table,

vertical radiator and useful understairs storage cupboard.

## **PLAY ROOM/GROUND FLOOR BEDROOM/STUDY**

11'2" x 8'2" (3.40m x 2.49m)

A particularly versatile room located at the rear of the house which is used by the current vendors as a play room and has a variety of uses. The room has double glazed French doors leading to the rear elevation, vertical radiator and laminate floor.

## **KITCHEN**

14'3" x 7'11" (4.34m x 2.41m)

The beautifully appointed kitchen has a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric double oven, induction hob and extractor over. The kitchen has a n undermounted sink unit with drainer beneath a double glazed window overlooking the front elevation and there are useful kitchen drawers, space for a washing machine, integrated dishwasher, space for a tumble

dryer, alcove for a American style fridge/freezer with cold water plumbing, inset ceiling spotlights and a cupboard housing boiler providing domestic hot water and central heating.

## **TO THE FIRST FLOOR**

### **LANDING**

Spacious landing with access to the loft, double glazed window to the side elevation and two useful storage cupboards.

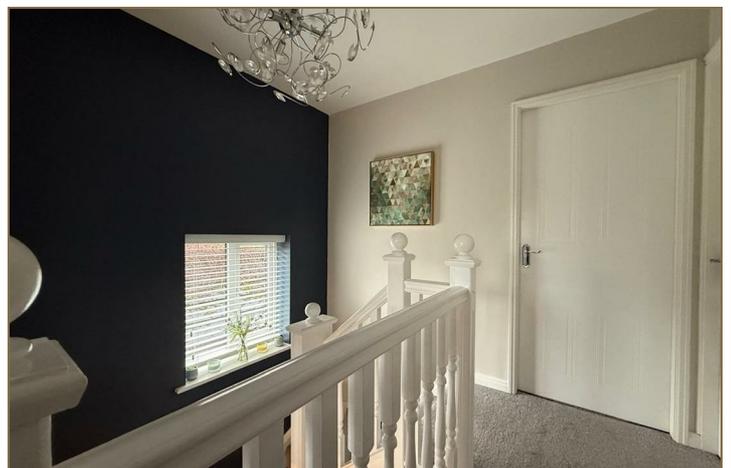
### **BEDROOM ONE**

11'3" x 10'2" (3.43m x 3.10m)

Located at the rear of the property with double glazed window overlooking the rear elevation. This large room has his and hers wardrobes and radiator. Access to:

### **EN-SUITE**

With low level WC, wash hand basin with shower cubicle, complementary tiling and heated towel rail. Frosted double glazed window.



## BEDROOM TWO

11'3" x 10'3" (3.43m x 3.12m)

With double glazed window and radiator.

## BEDROOM THREE

8'6" x 7'8" (2.59m x 2.34m)

With double glazed window and radiator.

## FAMILY BATHROOM

6'8" x 6'4" (2.03m x 1.93m)

With low level WC, pedestal wash hand basin and bath with shower attachment over the bath, double radiator, complementary tiling and frosted double glazed window.

## OUTSIDE

Outside the property benefits from a generous lawn garden to the rear which is overlooked by a large patio area ideal for entertaining. To the very bottom of the garden there is a raised area which enjoys a different view of the garden. There is a garden shed, carved tree stump, electric socket and outside tap.

To the front elevation there is a driveway, lawned garden and gated access to the rear.

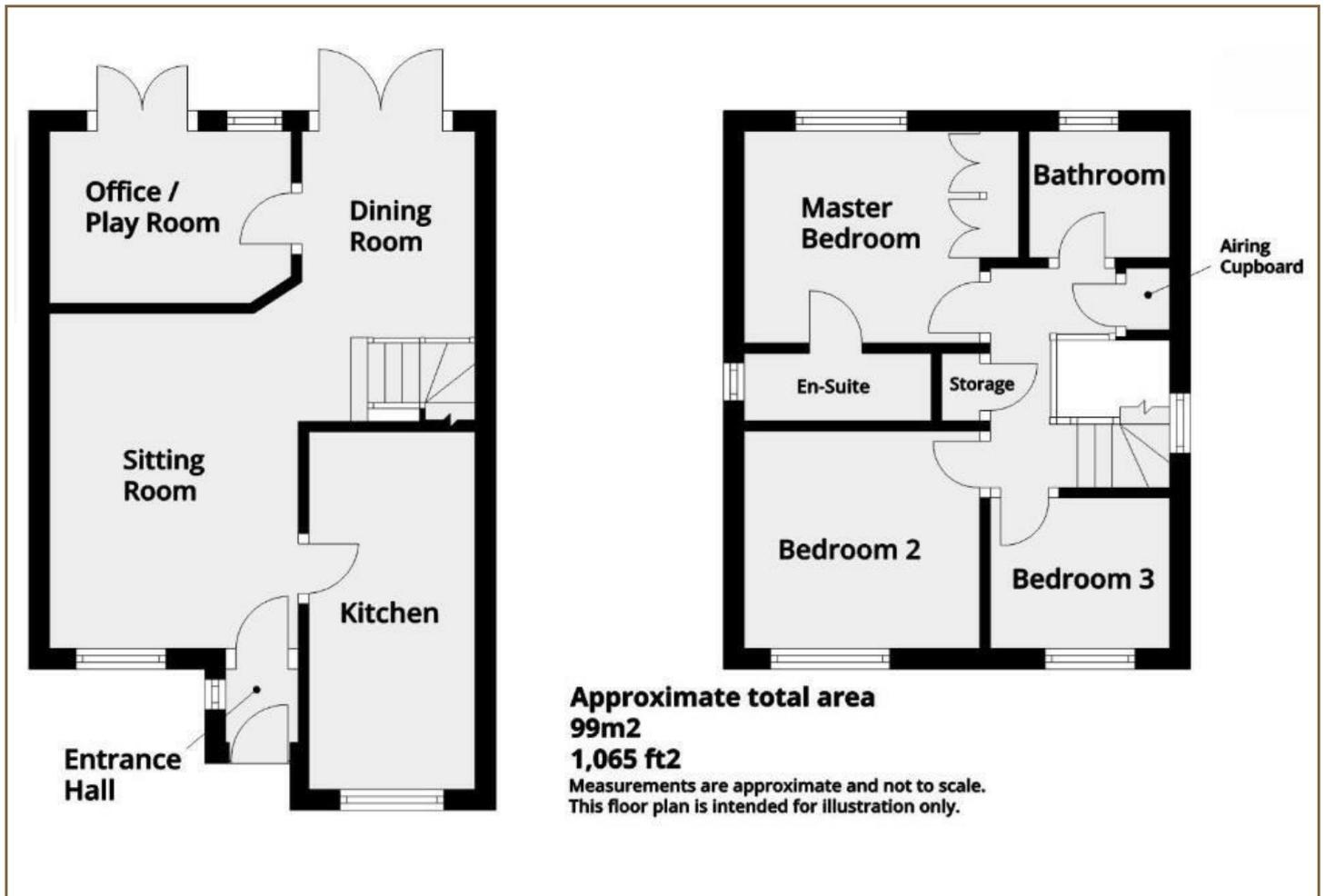




## Road Map



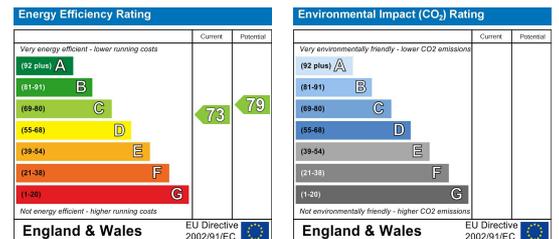
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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