Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

11 Faires Close, Borrowash, Derby, DE72 3XP

£475,000

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Enjoying a pleasant position amongst similar quality homes on a small cul-de-sac is this generous four bedroom detached family home with conservatory, double garage and plentiful parking facilities.

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The smartly presented accommodation incorporates both UPVC double glazing, gas central heating and briefly comprises, spacious entrance hallway, guest cloakroom WC, large living room leading into a conservatory with pleasant aspect over the garden, separate dining room adjoining a fitted kitchen with breakfast bar, utility room and useful third reception room providing the perfect home study. To the first floor an attractive semi-galleried landing leads to four well-proportioned bedrooms, the main with fitted wardrobes and en-suite, there is finally a main bathroom.

Externally there is a large frontage providing plentiful off road parking leading to a detached double garage and side gated storage area suitable for bins etc. To the rear is a delightful, in-part walled garden with beautifully maintained planted borders, mature screening trees, beautiful sandstone patio and lawn.

Faires Close is located off Ballards Way off Nottingham Road which enjoys a small leafy position amongst other similar quality and sized homes. Ease of access can be sought to the many useful amenities within this popular suburb as well as more rural villages along with the A52 connecting Derby and Nottingham also leading to the M1.

A highly impressive and sizeable family home in a great position.

ACCOMMODATION

ENTRANCE HALLWAY

A spacious and very welcoming formal hallway accessed from a composite front door which access to all ground floor rooms feeding off from here, UPVC double glazed window, stairs lead to the first floor with open display area beneath, laminate floor covering, radiator.

LOUNGE

22'11" x 11'8" approx (6.99m x 3.56m approx)

A spacious lounge with room for the whole family, focal fireplace with inset gas fire, media connections, front facing UPVC double glazed window, radiator and UPVC sliding doors into:

CONSERVATORY

12'11" x 10' approx (3.94m x 3.05m approx)

Of brick base construction with UPVC double glazed windows and French doors to the patio, attractive roof, tiled floor.

DINING ROOM

11'11" x 9'7" approx (3.63m x 2.92m approx)

Accessed from double doors from the entrance hallway and adjoining the kitchen, UPVC double glazed window overlooking the garden, laminate floor covering, radiator.

KITCHEN
11'10" x 10'8" approx (3.61m x 3.25m approx)
Fitted with a generous range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and breakfast bar, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, integrated dishwasher, UPVC double glazed window, tiled floor, radiator, open plan access into:

UTILITY ROOM
Also approached from the hallway, having space for a washing machine and fridge freezer, wall mounted boiler, radiator and external access to side.

WC
Fitted with a low level WC, wash basin, tiled floor, UPVC double glazed window, radiator.

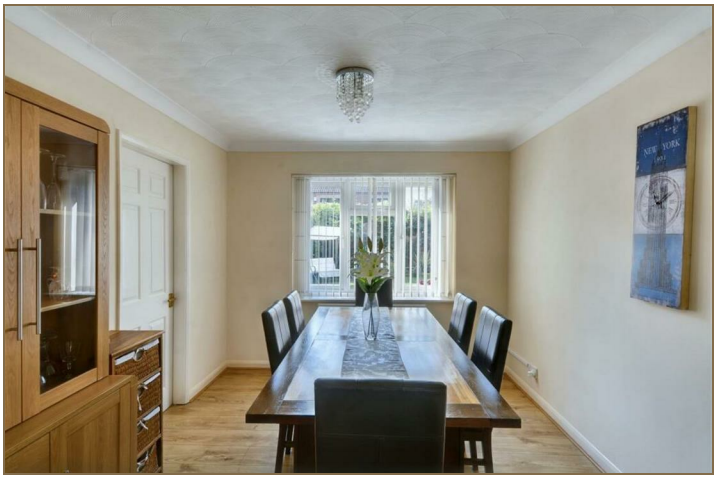
STUDY
9'2" x 7'10" approx (2.79m x 2.39m approx)
The perfect home study being generously proportioned, UPVC double glazed window, radiator.

FIRST FLOOR

LANDING
UPVC double glazed window to the front elevation allowing for natural light, loft access.

BEDROOM ONE
13'6" x 10'1" approx (4.11m x 3.07m approx)
UPVC double glazed window to the rear and radiator. Built-in wardrobes and bedside tables and door to:

EN-SUITE
Smartly appointed with a shower cubicle with a mains overhead shower and separate hand held shower, glazed screen, wash basin and low level WC, tiled walls and floor, UPVC double glazed window, chrome heated towel radiator.



BEDROOM TWO
12'2" x 9'8" approx (3.71m x 2.95m approx)
A spacious double bedroom having fitted wardrobes, rear facing UPVC double glazed window, radiator.

BEDROOM THREE
9'8" x 7'8" approx (2.95m x 2.34m approx)
A generous third bedroom with a front facing UPVC double glazed window, fitted wardrobe, radiator.

BEDROOM FOUR
9' x 8' approx (2.74m x 2.44m approx)
An impressive sized fourth bedroom also with a front facing UPVC double glazed window, radiator.

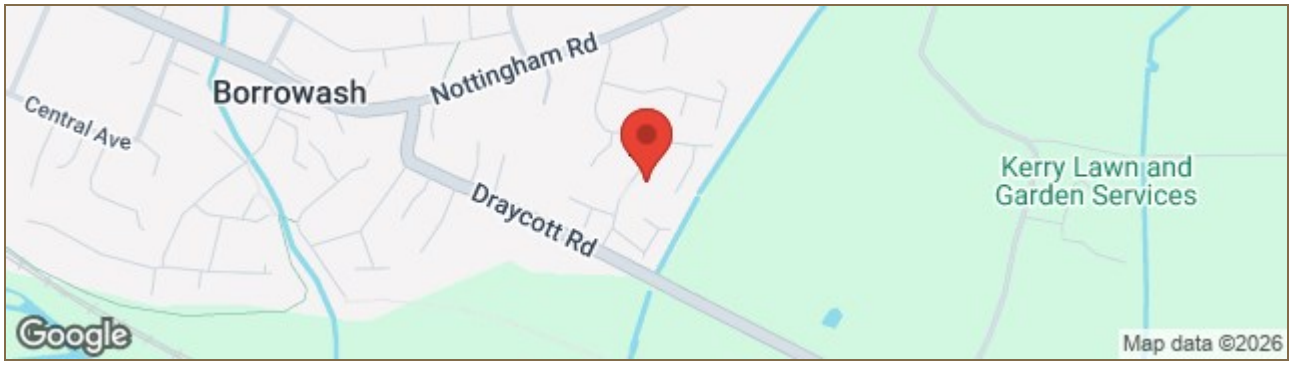
BATHROOM
The main bathroom is appointed with a classic white three piece suite comprising a panelled bath with an enlarged showering area and mains shower over, wash basin and WC, tiled floor and walls, UPVC double glazed window, airing cupboard, radiator.

OUTSIDE
Externally there is a large frontage providing plentiful off road parking leading to a detached double garage and side gated storage area suitable for bins etc. To the rear is a delightful, in-part walled garden with beautifully maintained planted borders, mature screening trees, beautiful sandstone patio and lawn.

DETACHED DOUBLE GARAGE
Having a main up and over door, power, light and personal rear door.

WHAT IS LIFE WITHOUT MUSIC

Road Map

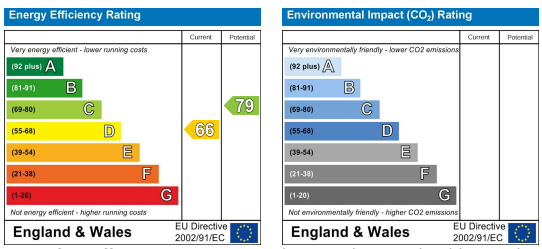


Floor Plan

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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