



Manor Road,  
Borrowash, Derbyshire  
DE72 3LN

**Price Guide £389,950-399,950**  
**Freehold**





THIS REALLY IS A STUNNING, FOUR BEDROOM DETACHED HOME WHICH HAS BEEN EXTENDED AND ALTERED TO CREATE AN OPEN PLAN FEEL TO THE GROUND FLOOR LIVING SPACE AND HAS A MAGNIFICENT OPEN VIEW TO THE REAR.

Being situated towards the end of Manor Road which is a quiet cul-de-sac on the edge of Borrowash, this extended four bedroom detached property has the benefit of an open aspect to the rear with the property overlooking open fields. Over recent years the property has been re-designed and includes a spacious open plan living/dining kitchen area positioned at the front of the house and for this and the other accommodation, as well as the open aspect at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this beautiful home for themselves. Borrowash has a number of local amenities and facilities and is close to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. The property is entered through a stylish composite front door into an extended reception hallway, from which there are stairs leading to the first floor and there is the exclusively fitted living/dining kitchen which has high quality dark blue handle-less soft closing units and integrated appliances, the lounge has recently installed double opening full height double glazed sliding doors with matching side panels leading out to the covered decked area at the rear and also has a feature media wall with a recess for a TV and a flame effect electric fire to the bottom of the wall, there is a utility room with a glazed door leading out to the rear and there is a cloaks/w.c. To the first floor the landing leads to the four good size bedrooms, all of which have built-in wardrobes and the bathroom which has a shower over the bath. Outside there is a recently laid block edged tarmac driveway at the front which provides off road parking for two large vehicles and at the rear there is decking which is part covered and has a balustrade and steps leading down to an astroturf lawn with there being a garden room which provides an ideal home office or storage facility, with the rear garden being kept private by having fencing to the boundaries and from the decked area there are views over the open fields at the rear of the property.

The property is well placed for easy access to the shopping facilities provided by Borrowash which include a Co-op store, a Bird's bakery, a quality butcher and fishmongers, there are further shopping facilities found in Spondon where there is an Asda, there is a Sainsbury's and Costco at Pride Park and Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for all ages within easy reach of the property, Elvaston castle is only a few minutes away and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Stylish composite front door with three inset block glazed panels and brushed stainless steel furniture leading to:

### Reception Hall

The extended reception hall has a Velux window to the sloping ceiling, Kamdean style flooring which extends through into the utility room and the dining/living kitchen, feature vertical radiator, stairs with cupboard under leading to the first floor, oak panelled doors leading to the utility room and understairs cupboard with an oak door with inset glazed panel leading into the dining/living kitchen.

### Lounge/Sitting Room

17'3" x 10'6" approx (5.26m x 3.20m approx)

Double opening, double glazed sliding doors with matching double glazed side panels leading out to the covered decked area at the rear of the property, feature media wall with a recess and wiring for a wall mounted TV and an electric flame effect fire below, double cupboards to either side of the media wall, Kamdean style flooring, recessed lighting to the ceiling, cornice to the wall and ceiling and a feature vertical radiator and two wall lights.

### Living/Dining Kitchen

20' x 16'4" approx (6.10m x 4.98m approx)

The spacious open plan living/dining kitchen has dark blue handle-less soft closing cupboards and drawers with granite effect work surfaces and includes a sink with a mixer tap set in an L shaped work surface with an integrated dishwasher, cupboards, bin cupboard and two deep drawers below, shelved upright drinks cupboard, integrated fridge and freezer, oven, microwave oven and warming drawer with a drawer below and cupboard over, upright pull out racked larder cupboard, four ring induction hob with an inset extractor fan set in a central island with seating at one end with cupboards and wide drawers beneath, double glazed bay window and second double glazed window with fitted blinds to the front, two Velux windows to the sloping ceiling, recessed lighting to the ceiling, three lights over the central island, wood slatted wall to a media wall which has power points for a wall mounted TV, two feature vertical radiators, Kamdean style flooring and an oak panelled door leading to:

### Cloaks/w.c.

Having a low flush w.c. with a concealed cistern, hand basin with a tiled splashback and cupboard beneath, ladder towel radiator, laminate flooring and a built-in shelved storage cupboard.

### Utility Room

9'10" x 3'6" approx (3.00m x 1.07m approx)

Half double glazed door leading out to the decked area at the rear of the property, work surface with space for an automatic washing machine, tumble dryer and freezer below, Velux window to the sloping ceiling, recessed lighting to the ceiling and a ladder towel radiator.

### First Floor Landing

Feature stainless steel spindle balustrade with a wooden hand rail leading onto the landing, radiator, opaque double glazed window with blind to the side, cornice to the wall and ceiling, recessed lighting to the ceiling, an Ideal boiler housed in the airing/storage cupboard and a double built-in storage cupboard.

### Bedroom 1

13'4" x 8'7" approx (4.06m x 2.62m approx)

Double glazed window overlooking the fields at the rear, radiator, recessed lighting to the ceiling, built-in wardrobe with shelf and hanging rail and cornice to the wall and ceiling.

### Bedroom 2

10'4" x 7'8" approx (3.15m x 2.34m approx)

Double glazed window overlooking the fields at the rear, radiator, cornice to the wall and ceiling, recessed lighting and a double built-in wardrobe.

### Bedroom 3

8'4" x 6'8" approx (2.54m x 2.03m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling and a built-in wardrobe with shelf and hanging rail.

### Bedroom 4

9'6" x 6'4" plus shelved recess (2.90m x 1.93m plus shelved recess)

Double glazed window to the front, radiator, cornice to the wall and ceiling, built-in wardrobe with shelf and hanging rail and shelving to one side of the wardrobe.

### Bathroom

The family bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over with tiling to three walls and a glazed protective screen, low flush w.c. and a hand basin with a mixer tap and a tiled splashback with a mirror to the wall above and a double cupboard under, low flush w.c., chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling, extractor fan and vinyl flooring.

### Outside

Block edged tarmac car standing at the front of the house which provides off road parking for two large vehicles with a pathway leading to the front door which is positioned to the left hand side of the property, fencing to the side and part of the front boundaries, outside lighting at the front of the house and an external water supply at the front is provided.

The garden to the rear of the property overlooks open fields and has a decked area extending across the rear of the house with a balustrade and steps leading down to an astroturf lawn with seating to one corner and decking in front of the garden room/office. The garden is kept private by having fencing to the three boundaries, outside lighting is provided, there are external power points and an outside water supply. There is a wall mounted heater over the covered decked area.

### Garden Room/Office

10' x 7' approx (3.05m x 2.13m approx)

This wooden building is positioned on the lower part of the rear garden provides an ideal additional room to the house which can be used as an office, gym, garden room or for storage and has double opening doors with double glazed inset panels leading out to the garden and a double glazed window to the front and power and lighting is provided.

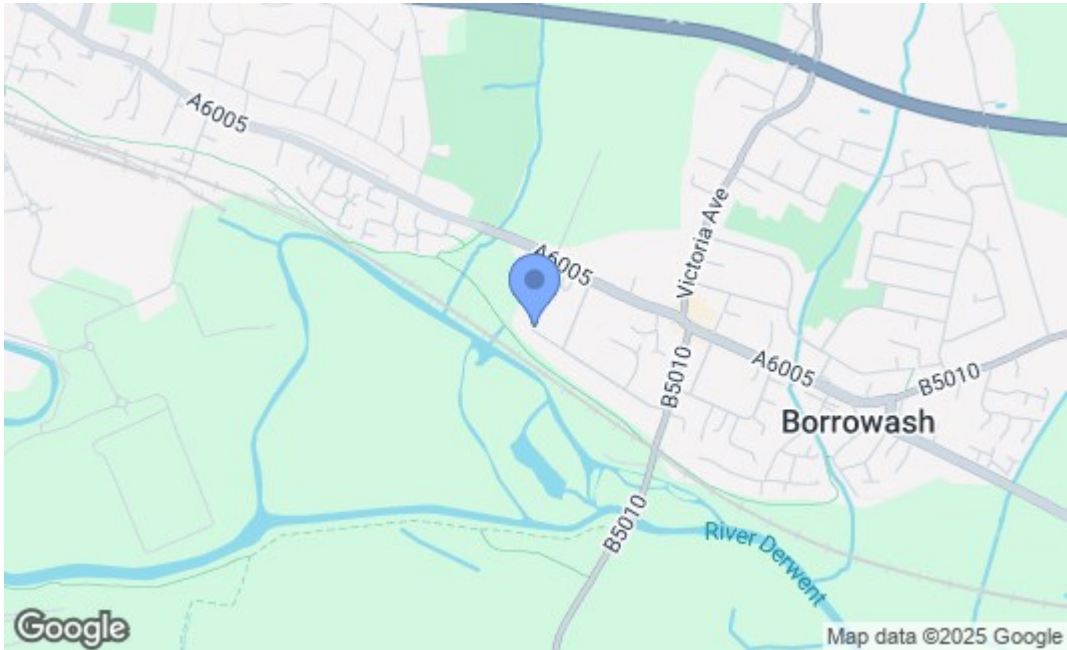
### Directions

Proceed out of Long Eaton along Derby Road and continue through the villages of Breaston and Draycott and into Borrowash. Continuing along Derby Road take the left hand turning onto Princess Drive and left onto Manor Road. 7796AMMP

### Council Tax

Erewash Borough Council Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.