



Weyacres
Borrowash Derby

Weyacres Borrowash Derby DE72 3QT

for sale offers over
£400,000



Property Description

Hall and Benson are delighted to bring to the market this well presented four bedroom detached family home situated in a sought after cul-de-sac in Borrowash. The property benefits from extended living space to the ground floor, integral single garage and landscaped garden to the rear.

This property comprises of an entrance hall, kitchen, utility room with plumbing for washing machine and tumble dryer, downstairs WC, lounge with bay window to the front and double doors into the extended dining room with two Velux skylight windows and french doors into the rear garden.

Upstairs are four bedrooms, master bedroom with an en-suite shower room and fitted furniture.

Outside, to the front of the property is a recently refurbished double driveway and access to the garage. To the rear of the property is a private space with a patio area and lawn.

Entrance Hallway

11' 11" x 4' 11" (3.63m x 1.50m)

Accessed via UPVC door leading into the hallway with doors off to:-

Downstairs Wc

Having window to the side elevation, low level W.C, vanity wash hand basin and a radiator.

Kitchen

11' 8" x 12' 10" (3.56m x 3.91m)

Having a range of wall and base units with work surfaces over, breakfast bar area, understairs storage cupboard, double oven and gas hob, integrated dishwasher, tiled flooring and UPVC window and door to the rear elevation.

Utility Room

6' 8" x 4' 10" (2.03m x 1.47m)

Having wooden door to the side and plumbing for washing machine and dishwasher.

Lounge

14' 4" x 11' 5" (4.37m x 3.48m)

Having carpet flooring, bay window to the front and a radiator.

Dining Room

22' 10" x 10' 3" (6.96m x 3.12m)

Being an extended area with two radiators, window to the rear, wooden flooring, patio doors to the rear garden, skylight window and double doors to the lounge.

Bedroom One

12' 11" x 11' 3" (3.94m x 3.43m)

Having carpet flooring, a radiator and window to the front.

En Suite

Having shower cubicle, vanity wash hand

basin, tiled splashbacks, window to the side and heated towel rail.

Bedroom Two

12' 5" x 9' 7" (3.78m x 2.92m)

having wooden flooring, a radiator and window to the front elevation.

Bedroom Three

10' 5" x 7' 9" (3.17m x 2.36m)

Having window to the rear, carpet flooring and a radiator.

Bedroom Four

8' 10" x 7' 1" (2.69m x 2.16m)

Having window to the rear, carpet flooring and a radiator.

Bathroom

Having low level W.C, vanity wash hand basin, bath with shower over, window to the rear elevation and heated towel rail.

Rear

To the rear the garden is private enclosed with an astro turf area and patio area







To view this property please contact Hall & Benson on

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EPC Rating: C Council Tax
Band: D

view this property online [hallandbenson.co.uk/Property/SPD102874](https://www.hallandbenson.co.uk/Property/SPD102874)

Tenure: Freehold



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