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Manor Road  
Borrowash, Derby  
Offers in excess of: £300,000



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**SPACIOUS EXTENDED HOME WITH OPEN VIEWS OVER FIELDS** - A rare opportunity to acquire this well-presented, larger-than-average three/four bedroom detached property, offering deceptively spacious three-storey living accommodation extending to over 1,450 square feet, including the integral garage. The property is situated in a quiet cul-de-sac close to the heart of Borrwash and enjoys lovely views over open countryside to the rear.

The property benefits from gas central heating, double glazing and in brief comprises: passaged entrance porch, inner hallway, dining kitchen and spacious extended open plan living dining room with bay window and stairs leading down to a lower ground floor garden room/potential bedroom. Upstairs to the first floor there are three well proportioned bedrooms, bathroom and separate wc.

Externally, the property offers a block-paved driveway providing off-road parking and leading to the integral garage, with gated access to the rear. The rear garden is mainly laid to lawn and features a gravelled patio area, borders planted with mature shrubs backing onto open fields.





## The Detail

Situated on the sought-after Manor Road in Borrowash, Derby, this well-presented and versatile home offers spacious accommodation across multiple levels, ideal for families or those seeking flexible living space with exciting potential for personalisation and cosmetic improvement.

The property is accessed via a double-glazed front door leading into a useful side porch, providing both rear garden access and entry into the welcoming hallway. The hallway features under-stair storage and leads to the living dining room and kitchen. The kitchen is fitted with a range of white high-gloss units, wood block-effect work surfaces, and integrated appliances including an electric oven, gas hob, and extractor.

The ground floor features a generous open-plan living and dining room, complete with a feature fireplace housing a gas fire, coved ceiling and grey wood-effect laminate flooring. The dining area enjoys a bay window overlooking the rear garden and open fields beyond, creating a bright and scenic space, with additional side access and stairs leading to the lower ground floor.

The lower ground floor, offers a versatile garden room offers excellent potential as an additional bedroom or office, with sliding patio doors opening directly onto the garden.

Upstairs, the first floor hosts three well-proportioned bedrooms, two of which benefit from delightful rear views across open fields. A family bathroom and separate WC complete the accommodation.

Externally, the property features a driveway for two vehicles leading to a single integral garage, and an enclosed rear garden with patio, lawn, and established borders —perfect for outdoor enjoyment while backing onto open fields.







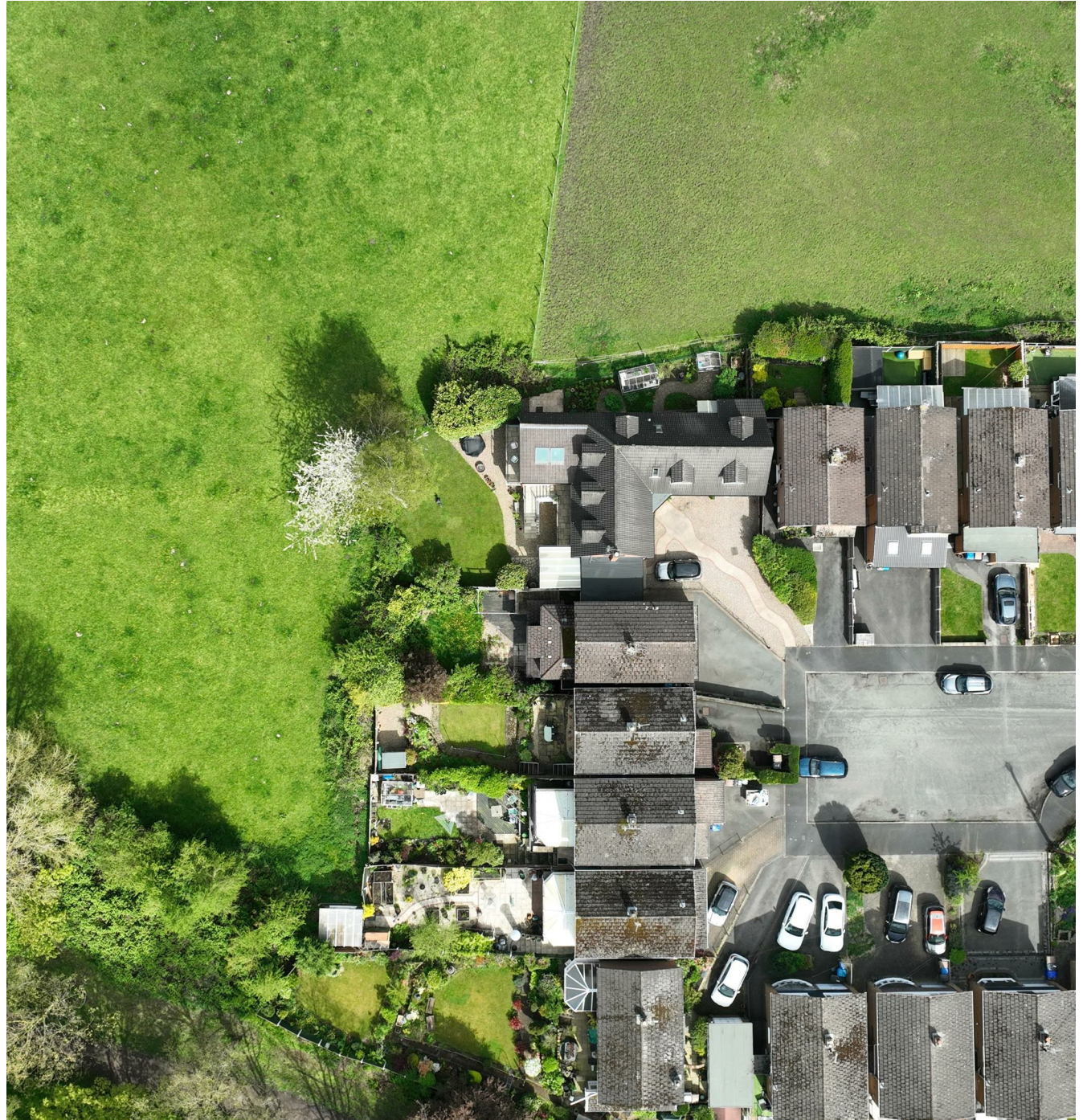
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## The Location

The property is situated on the highly sought-after Manor Road, offering easy access to Borrowwash village centre and a wide range of local amenities, including Ashbrook Infant and Junior School, a supermarket, post office, various shops, and a selection of local pubs and restaurants.

Borrowwash is conveniently located close to the A52, providing excellent transport links and making it ideal for commuters travelling to Derby and Nottingham, as well as offering straightforward access to the M1 motorway network and East Midlands International Airport.

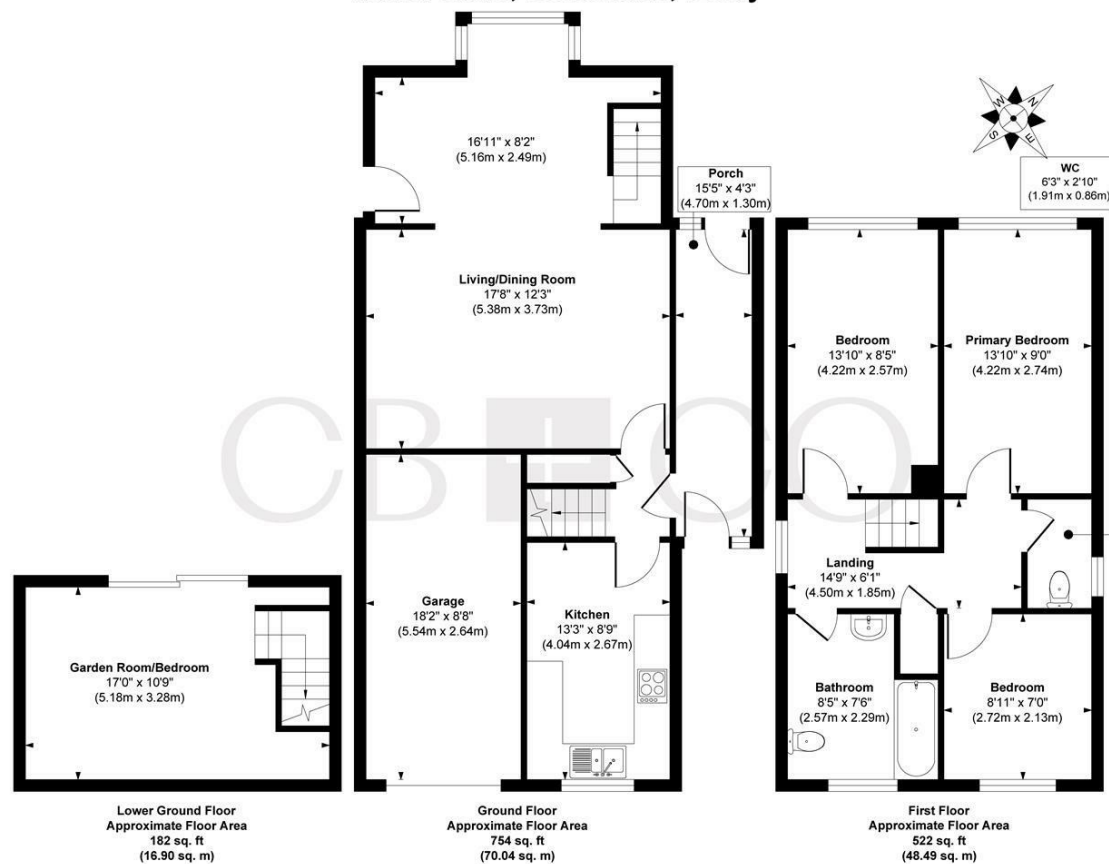
The property also benefits from being within easy reach of the neighbouring villages of Ockbrook, Risley, Draycott, Breaston and Thulston, along with the beautiful grounds of Elvaston Castle and Country Park.







## Manor Road, Borrowash, Derby



**Approx. Gross Internal Floor Area 1458 sq. ft / 135.43 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Extended Three/Four Bedroom Detached Home with Open Views over Fields
- Three-Storey Home - Deceptively Spacious over 1450 Square Feet Including Garage
- Exciting Potential for Cosmetic Updating & Re-Modelling
- Sought after Cul-de-Sac Location - Close to the Heart of Borrowash
- Side Entrance Porch, Entrance Hallway & Fitted Kitchen
- Most Spacious Extended Lounge Dining Room
- Lower Ground Floor - Garden Room/Potential Bedroom
- Three Bedrooms, Bathroom & Separate WC
- Driveway, Single Integral Garage & Enclosed Rear Garden - Backing onto Fields
- No Chain Involved

### Size

Approx 1458.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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