



**28 Derby Road, Borrowash  
Derby, DE72 3HA**

Newly constructed detached houses of exceptional quality including four bedrooms, two bathrooms and a spacious kitchen diner with quartz worktops, central island and bifold doors to a private rear garden with a spacious sandstone patio area. The property is sited off a gated drive and includes off road parking for two large vehicles on a block paved driveway at the rear, adjacent to which is a utility area with space for a garden shed. This stunning family home also includes a ground floor WC, a spacious hallway, under floor heating to the entire ground floor, cat 5 ethernet wiring throughout, hardwiring for a security system and a fifth room on the second floor which could be used as an office or hobby room.



**£395,000**

Reception hall 20' 6" x 9' 6" (6.253m x 2.905m)

Living kitchen 21' 2" x 14' 0" (6.46m x 4.26m)

WC

Sitting Room 14' 0" x 12' 10" (4.26m x 3.9m)

First Floor Landing

Bedroom 2 13' 9" x 10' 9" (4.2m x 3.28m)

Bedroom 3 10' 6" x 13' 9" (3.2m x 4.2m)

Bedroom 4 10' 5" x 10' 1" (3.175m x 3.07m)

Family Bathroom 9' 6" x 8' 4" (2.9m x 2.55m)

Second floor landing

Bedroom 1  
With en-suite shower room and WC.



