

# Fletcher & Company

161 Nottingham Road, Borrowash, Derby, DE72 3FQ

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Offers Around £219,950

Freehold

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- Popular Village Location
- Double Glazed & Gas Central Heated
- Entrance Hall
- Through Lounge/ Dining Room
- Kitchen
- Three First Floor Bedrooms
- Bathroom & Separate WC
- Good Sized Frontage with Driveway & Garage
- Enclosed Rear Garden
- Close to Excellent Transport Links







## Summary

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A realistically priced, three bedroom, semi-detached residence occupying a popular location on Nottingham Road in Borrowash.

This a conveniently located, three bedroom, semi-detached residence in Borrowash. The property is double glazed and gas central heated with entrance hall, through lounge/dining room and kitchen. The first floor landing leads to three bedrooms, bathroom and separate WC.

To the rear of the property is an enclosed rear garden. To the front of the property there is a good sized, lawned fore-garden with driveway and garage.

# F&C

### **The Location**

Borrowash is a popular village to the east of Derby City centre which allows easy access on to the A52. The village itself offers a varied range of amenities including shops, restaurants, cafes, schooling and easy access to Elvaston Castle Country Park which offers some delightful walks.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

14'2" x 5'10" (4.34 x 1.79)

An entrance door provides access to hallway with central heating radiator and staircase to first floor.

### Through Lounge/Dining Room

23'3" x 10'4" (7.10 x 3.17)

Having a feature fireplace incorporating living flame gas fire, two central heating radiators and double glazed windows to front and rear.





### **Kitchen**

8'7" x 7'10" (2.62 x 2.39)

Comprising preparation surfaces with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance spaces suitable for fridge freezer, washing machine and gas cooker, wall mounted gas fired boiler, double glazed window to rear and double glazed door to side.



### **First Floor Landing**

10'5" x 7'7" (3.20 x 2.32)

With airing cupboard and double glazed window to side.

### **Bedroom One**

10'4" x 10'3" (3.16 x 3.13)

Having a central heating radiator and double glazed window to front.



### **Bedroom Two**

10'3" x 9'0" (3.13 x 2.75)

With central heating radiator, fitted cupboard and double glazed window to rear.



### **Bedroom Three**

6'11" x 6'4" (2.13 x 1.95)

Having a central heating radiator and double glazed window to side.

### **Bathroom**

5'5" x 4'11" (1.67 x 1.52)

Appointed with wash handbasin, bath with shower over, towel rail and double glazed window to rear.



### **Separate WC**

5'5" x 2'6" (1.67 x 0.77)

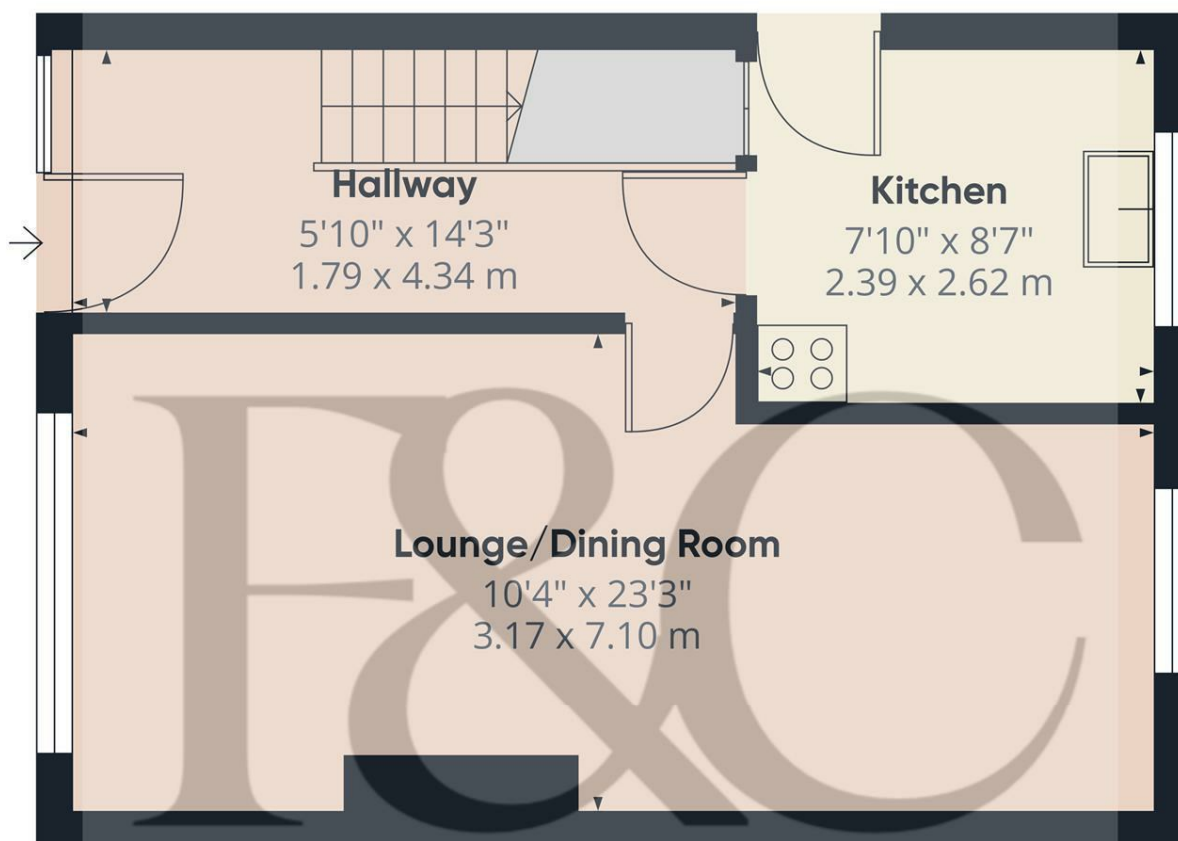
Appointed with a low flush WC and double glazed window to rear.

### **Outside**

To the front of the property is a good sized, lawned fore-garden with adjacent driveway giving access to garage. To the rear of the property is an enclosed, mainly lawn garden with a good degree of privacy.



**Council Tax Band B**



Floor 0

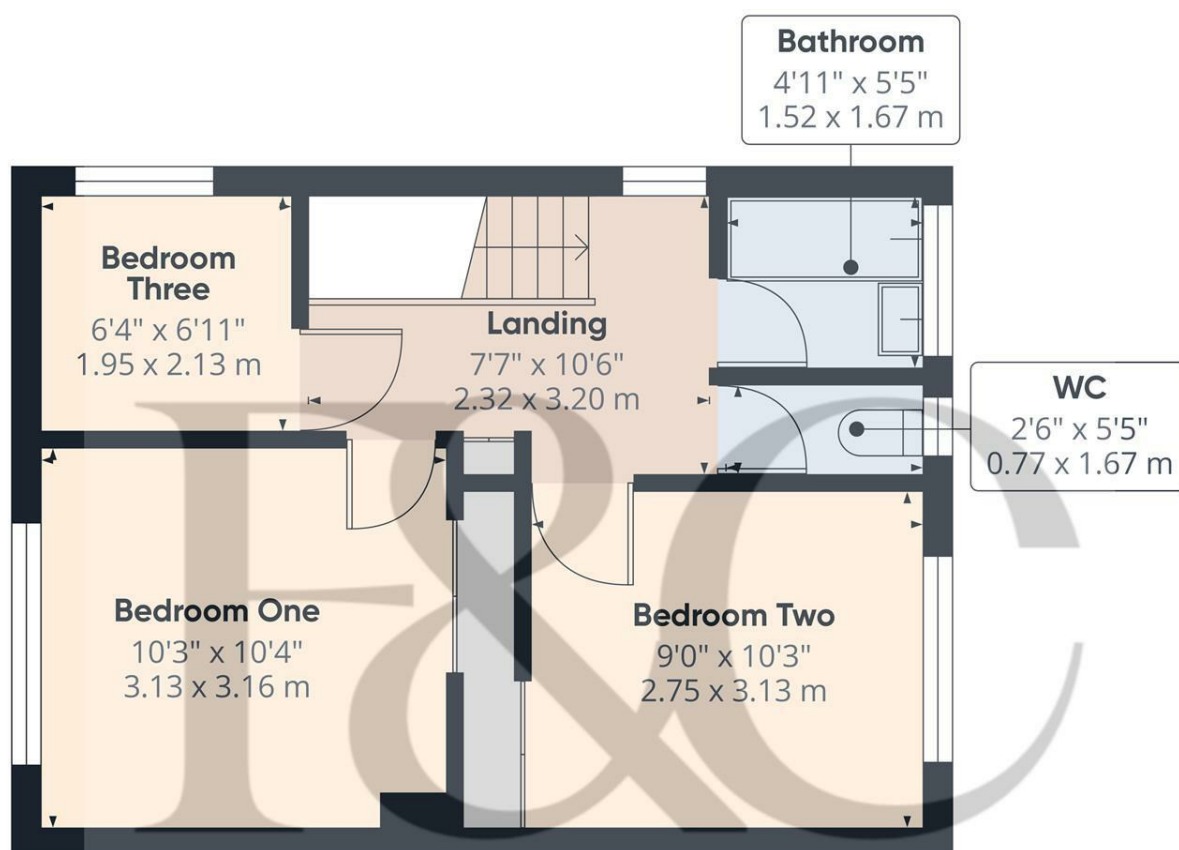
Approximate total area<sup>®</sup>  
381 ft<sup>2</sup>  
35.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area<sup>®</sup>  
362 ft<sup>2</sup>  
33.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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161 Nottingham Road  
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Council Tax Band: B  
Tenure: Freehold

