



## 2a Manor Park, Borrowash Derby, DE72 3LP

Beautifully constructed, quality newly built detached property in a cul-de-sac location within an extremely short walk of the bustling village centre. Easy access to a frequent bus service to the centres of both Derby and Nottingham and a few minutes walk from the stunning parkland at Elvaston Castle country park. This versatile property could be used as a bungalow with a guest suite on the first floor or simply as a two bedroom house. There are two bathrooms, one of which is on the ground floor, a fabulous living kitchen with bi fold doors out onto the level garden and parking at the front for two vehicles. Ready for immediate occupation.



**£250,000**

**Entrance Hallway** 10' 1" x 6' 5" (3.07m x 1.95m)

**Bedroom2** 9' 8" x 9' 3" (2.94m x 2.82m)

**Kitchen/Living room** 22' 0" x 11' 6" (6.70m x 3.50m)

**Shower Room** 5' 9" x 5' 4" (1.75m x 1.62m)

**Utility room** 5' 4" x 5' 3" (1.62m x 1.60m)

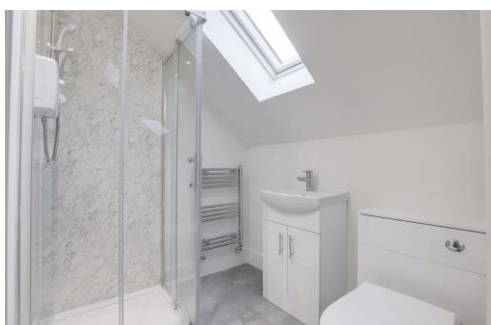
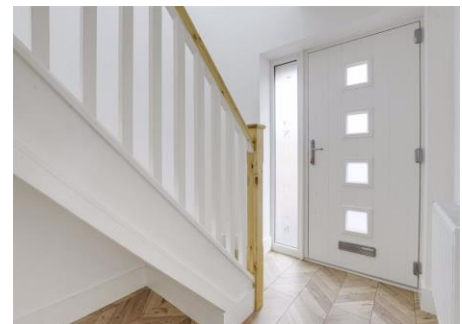
**First floor landing**

**Bedroom 1** 14' 11" x 12' 9" (4.54m x 3.88m)

**En-suite bathroom** 6' 5" x 5' 5" (1.95m x 1.65m)

**Outside**

Tarmac driveway to the front with car standing space and electric car charging point. There is a walled and fenced garden including a lawn and patio. The garden is East West orientated.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

# Energy performance certificate (EPC)

2a Manor Park Borrowash DERBY DE72 3LP	Energy rating <b>C</b>	Valid until: 14 March 2033 Certificate number: 0081-3873-1390-2527-5225
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## Property type

Detached house

## Total floor area

62 square metres

## Rules on letting this property

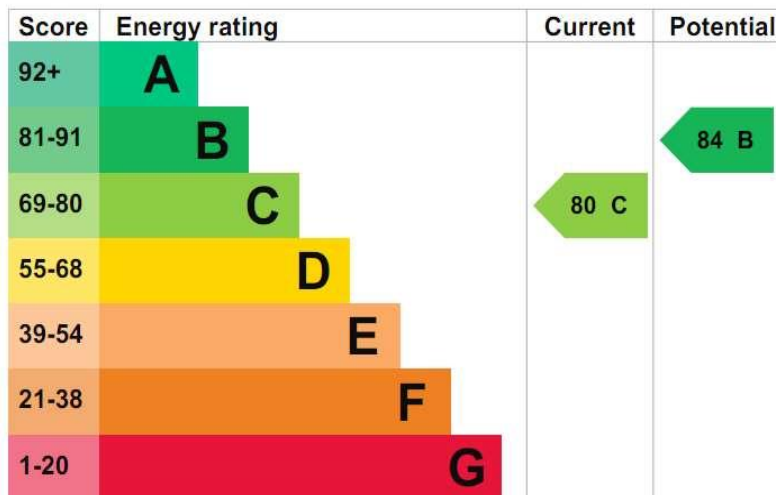
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.28 W/m <sup>2</sup> K	Very good