



**3 Robinscross, Borrowash
Derby, DE72 3LD**

Modernised two bedroom detached bungalow situated in a desirable location within a short walk of the village centre of Borrowash and close to bus links to both Derby and Nottingham. This beautifully presented home has been fully rewired and installed with a central heating system fuelled by a combination boiler. There is a stylish recently fitted kitchen, quality composite external doors and a spacious UPVC double glazed conservatory. To the rear is a nice size low maintenance garden, there is off road parking for at least two vehicles at the side and space for a garage on a concrete base at the rear.



£229,950

Entrance Hall

L shaped hallway with a recessed fitted cloak cupboards off, access to the shower room, doors leading to both bedrooms and a door leading to the sitting room at the rear.

Bedroom 1 10' 5" x 10' 10" (3.17m x 3.30m)

Spacious double bedroom including a UPVC double glazed window to the front, a central heating radiator and ample plug sockets.

Bedroom 2 10' 5" x 7' 10" (3.17m x 2.39m)

A good size single bedroom with a UPVC double glazed window to the front, a central heating radiator and ample plug sockets.

Shower Room 5' 11" x 5' 3" (1.80m x 1.60m)

Fully tiled shower room with a quadrant shower cubicle and an electric shower, a pedestal wash basin, WC, vinyl floor covering, a central heating radiator and a UPVC double glazed window to the side.

Sitting Room 16' 2" x 10' 10" (4.92m x 3.30m)

Electric fire with a feature surround, a door leading to the kitchen, two central heating radiators, TV point and a UPVC double glazed sliding patio door to the conservatory at the rear.

Kitchen 7' 8" x 6' 10" (2.34m x 2.08m)

Stylish fitted kitchen with base and eye level units, laminate worksurfaces, a UPVC double glazed window to the rear, double glazed composite back door to the side, vinyl flooring, fitted extractor fan, pull out food and spice racks, space for an under counter fridge and freezer, plumbing for a washing machine and a built in four ring halogen hob with an electric oven under.

Conservatory 11' 3" x 8' 11" (3.43m x 2.72m)

UPVC double glazed conservatory with a ceramic tiled floor covering and double doors at the side leading to the garden.

Outside

The property is set back from the road beyond a fore garden which could be resurface to create additional parking if required. To the side is a driveway which leads along the left of the property beyond driveway gates to the rear garden, where there is a concrete base for a garage. The rear garden is of a manageable yet usable size with a selection of mature shrubs and a small patio area.



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

3, Robinscross, Borrowash, DERBY, DE72 3LD

Dwelling type: Detached bungalow
Date of assessment: 03 April 2019
Date of certificate: 03 April 2019

Reference number: 0561-2837-7747-9701-6751
Type of assessment: RdSAP, existing dwelling
Total floor area: 49 m²

Use this document to:

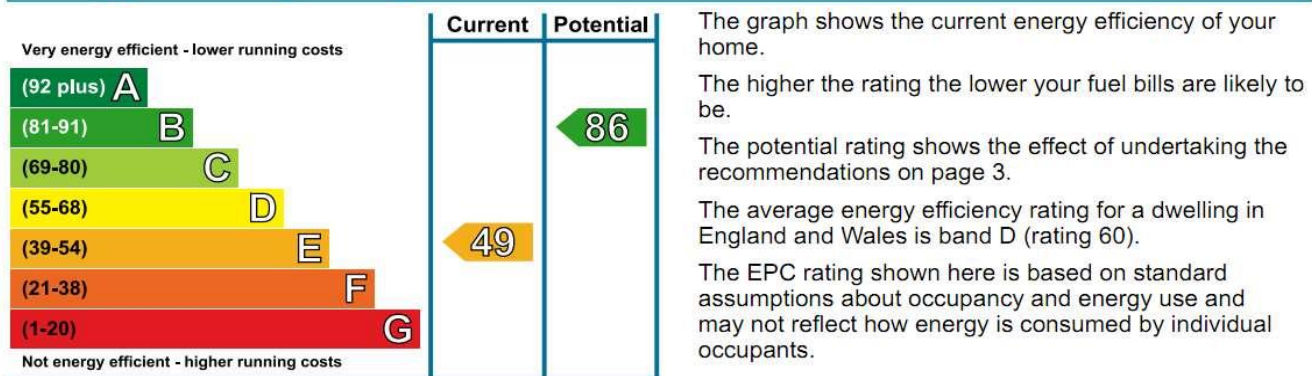
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,598
Over 3 years you could save	£ 1,191

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 129 over 3 years	
Heating	£ 1,713 over 3 years	£ 1,092 over 3 years	
Hot Water	£ 627 over 3 years	£ 186 over 3 years	
Totals	£ 2,598	£ 1,407	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 237
2 Low energy lighting for all fixed outlets	£40	£ 111
3 Hot water cylinder thermostat	£200 - £400	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.