



**32 Princess Drive, Borrowash
Derby, DE72 3LQ**

A very well maintained and presented three bedroom semi detached house with a very large rear garden, off road parking, a UPVC double glazed conservatory and a ground floor WC. This superb family home really does tick all the boxes, there is a spacious kitchen diner, front sitting room with a log burner, UPVC double glazed windows throughout and a gas combination boiler fuelling the central heating and hot water. Princess Drive is a very popular location within the popular village of Borrowash which benefits from a wealth of amenities and is within close proximity to Elvaston Castle Country Park.



£259,950

Hallway

UPVC double glazed window to the front, a UPVC double glazed front door, ceramic tiled flooring, staircase to the first floor, a central heating radiator, a door to the front sitting room and one to the kitchen at the rear.

Sitting Room 13' 11" x 11' 10" (4.24m x 3.60m)

UPVC double glazed box window to the front with built in shutter blinds, a central heating radiator, TV point and a feature fireplace with an integrated log burner.



Kitchen/Diner 18' 10" x 12' 5" (5.74m x 3.78m)

Shaker style fitted kitchen including a peninsula work station with cupboards under, laminate worksurfaces, a ceramic sink drainer, a four ring halogen hob with an extractor hood over, an integrated electric oven, plumbing for a washing machine and space for a tall fridge freezer. There is also a central heating radiator, sliding patio doors to the conservatory, a TV point, a UPVC double glazed back door to the side, a UPVC double glazed window to the side and one to the rear with a view down the garden.

WC

UPVC double glazed window to the side and a WC.



Conservatory 9' 7" x 9' 6" (2.92m x 2.89m)

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

Bedroom 1 12' 0" x 11' 11" (3.65m x 3.63m)

UPVC double glazed window to the front, a central heating radiator and fitted wardrobes.



Bedroom 2 12' 5" x 11' 5" (3.78m x 3.48m)

UPVC double glazed window to the rear, a central heating radiator and fitted wardrobes.

Bedroom 3 6' 8" x 9' 5" (2.03m x 2.87m)

UPVC double glazed window to the rear, a central heating radiator and a fitted storage cupboard which also contains the combination boiler.



Shower Room 6' 1" x 6' 2" (1.85m x 1.88m)

Three piece suite including a quadrant shower cubicle with electric shower and sliding glass doors, a pedestal wash basin and WC. There is also a vinyl floor covering, a central heating radiator and a UPVC double glazed window to the front.

Outside

The property is set back from the road beyond a small fore garden with an adjacent driveway for one vehicle and a gate at the side to the rear garden. The rear garden is stunning, is very large and has been beautifully maintained. There is a large timber workshop halfway down, with power and lighting, plus a summer house to the rear.

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)

32 Princess Drive Borrowash DERBY DE72 3LQ	Energy rating D	Valid until: 26 March 2034
		Certificate number: 8311-3014-2002-0127-3008

Property type	Semi-detached house
Total floor area	91 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 energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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