



1 Burrowfield Mews Nottingham Road, Spondon Derby, DE21 7SJ

NO UPWARD CHAIN. A fabulous one bedroom bungalow situated in a beautiful mews style development within a short stroll of bus links between Derby and Nottingham. The property has been completely renovated and maintained by the current owners who have created a wonderful, stylish and modern home. There is parking and a brick built garage to the rear of the development and a very private low maintenance rear garden with a covered terrace, raised brick planters and an artificial lawn. Internally the property is finished to a high standard with a modern fitted kitchen, stylish shower room and a good size lounge/diner with two sets of patio doors which lead out to the garden. All of the windows are UPVC double glazed and there is a gas combination boiler fuelling the central heating and hot water.



£199,950

Entrance Porch 7' 2" x 2' 9" (2.18m x 0.84m)

Laminate flooring, coat hanging space, a UPVC double glazed window to the side, a central heating radiator and a door leading to the inner hallway.

Inner Hallway

T shaped central hallway with a laminate floor covering and doors leading off to all rooms.

Lounge/Diner 17' 2" x 11' 1" (5.23m x 3.38m)

Spacious living area with two sets of UPVC double glazed French doors to the garden, a formal diner area, TV point and two vertical radiators.

Kitchen 9' 8" x 7' 7" (2.94m x 2.31m)

Modern fitted kitchen including base and eye level units with laminate worksurfaces and fitted appliances to including an integrated microwave, electric oven, a four ring halogen hob and a sink drainer with mixer tap. There is also a UPVC double glazed window overlooking the courtyard at the front, plumbing for a washing machine and dishwasher, a central heating radiator, and space for an under counter fridge freezer.

Bedroom 1

A nice size double bedroom with a central heating radiator and a UPVC double glazed window to the front.

Shower Room 6' 5" x 5' 5" (1.95m x 1.65m)

Three piece suite including a separate double shower enclosure and a vanity unit with wash basin and WC with a concealed cistern. There is also an extractor fan, a lit wall mirror with an adjacent wall mounted hair dryer and a chrome heated towel rail.

Garage

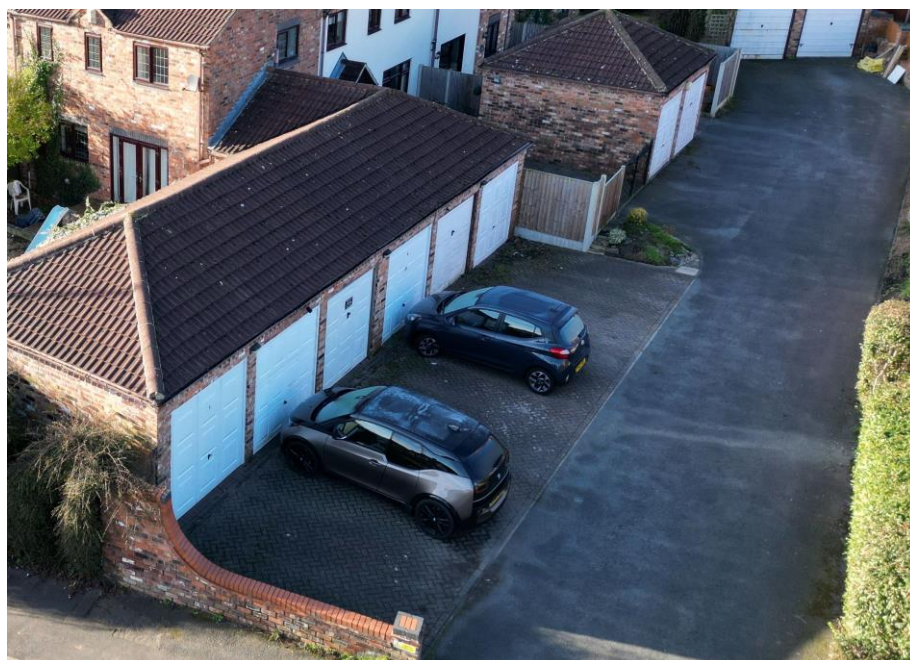
Brick built garage with a pitched roof and an up and over door to the driveway in front. The garage is the third on the left when accessed via Borrowwash Road.

Tenure

Freehold

Outside

To the rear is a brick built single garage with parking in front. The main access to the property is on the left of the development fronting Nottingham Road where there is also a private access to the garden.

**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)

1 Burrowfield Mews
Nottingham Road
Spondon
DERBY
DE21 7SJ

Energy rating

C

Valid until: 4 April 2034

Certificate number: 2100-8604-5040-1203-5305

Property type End-terrace bungalow

Total floor area 44 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		