



**44 Elm Street, Borrowash
Derby, DE72 3HP**

Spacious two double bedroom semi detached bungalow with a large block paved driveway, a superb south facing rear garden and a spacious sitting room at the rear with sliding patio doors to a good size UPVC double glazed conservatory. The property is well presented throughout, there are UPVC double glazed windows, a gas combination boiler fueling the central heating and hot water and solar panels fitted to the rear elevation of the roof. Both bedrooms are a good size and there is a range of modern fitted wardrobes and bedroom furniture to the master bedroom. The location is also excellent situated opposite the allotments within a short walk of the wealth of amenities on offer in the village centre of Borrowash.



£239,950

Hallway

L shaped central hallway with a laminated front door, a central heating radiator and a laminate floor covering.

Sitting Room 14' 7" x 10' 0" (4.44m x 3.05m)

Spacious rear sitting room with sliding patio doors to the conservatory, two wall lights, a central heating radiator, TV point, a laminate floor covering and a chimney breast which could be utilised for a log burner if required.

Kitchen 10' 3" x 7' 5" (3.12m x 2.26m)

Fitted with a matching range of base and eye level units with laminate worksurfaces, plumbing for a washing machine, a four ring gas hob with an extractor hood over, space for a tall fridge freezer, a stainless steel sink drainer, a UPVC double glazed window and back door to the conservatory and a pantry with a folding door and a UPVC double glazed window to the side.

Conservatory 16' 0" x 7' 0" (4.87m x 2.13m)

UPVC double glazed conservatory with French double doors to the garden, a central heating radiator, laminate flooring and access to a storage cupboard which also contains the meters.

Bedroom 1 11' 4" x 10' 3" (3.45m x 3.12m)

UPVC double glazed window to the front, a central heating radiator and a full range of modern fitted bedroom furniture including wardrobes and drawers.

Bedroom 2 11' 9" x 10' 0" (3.58m x 3.05m)

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

Shower Room 7' 1" x 7' 2" (2.16m x 2.18m)

A superb fully tiled shower room with a large walk in shower, two UPVC double glazed windows to the side, a chrome heated towel rail and a fitted vanity unit with a sink, WC with concealed cistern and a large lit mirror over.

Outside

The property is set back from the road beyond a spacious block paved driveway with a walled boundary and double driveway gates at the side which lead to a concrete base for a garage at the rear. The rear garden is a good size, well presented and faces south.



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)

44 Elm Street Borrowash DERBY DE72 3HP	Energy rating	Valid until:	15 May 2034
	B	Certificate number:	0370-2176-0350-2094-2825

Property type: Semi-detached bungalow

Total floor area: 64 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 B. 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	81 B	87 B
69-80	C		
55-68	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

Breakdown of property's energy performance