



18 Priors Barn Close, Borrowash Derby, DE72 3GS

*** SEE FLY OVER VIDEO OF THE PLOT **** NO UPWARD CHAIN **** A superbly presented and very spacious three bedroom bungalow situated on a huge plot with a substantial detached garage, ample off road parking and a very large garden. The property is very well appointed throughout including a modern kitchen and bathroom, re-plastered walls, updated electrics and a full central heating system with recently replaced radiators and a gas combination boiler. This is a rare opportunity to acquire a superb bungalow in excellent condition on a wonderful plot with potential to extended, subject to planning approval. There is space to store a motorhome or caravan at the side, as well as having parking for multiple vehicle in front. Borrowash village centre is within a level walk, where there are a wealth of amenities including a supermarket, post office and bakery.



£295,000

Hallway

L shaped central hallway including a UPVC double glazed front door and a central heating radiator.

Lounge / Diner 21' 3" x 10' 5" (6.47m x 3.17m)

Spacious sitting area including two wall lights, a central heating radiator, TV point and a feature fireplace with an electric fire. The dining area overlooks the wonderful garden and includes UPVC double glazed sliding patio door to a very large patio.



Kitchen 11' 11" x 6' 1" (3.63m x 1.85m)

Shaker style fitted kitchen including base and eye level units with laminate worksurfaces and cornice trims. There is an integrated fridge freezer, plumbing for a washing machine, a four ring electric hob with an extractor hood over and a under counter fan assisted electric oven. To the rear is a UPVC double glazed window and back door, there is a central heating radiator and a second UPVC double glazed window to the side.



Bedroom 1 14' 1" x 10' 5" (4.29m x 3.17m)

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



Bedroom 2 9' 4" x 8' 11" (2.84m x 2.72m)

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

Bedroom 3 8' 10" x 7' 8" (2.69m x 2.34m)

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



Bathroom 6' 2" x 5' 4" (1.88m x 1.62m)

Modern fitted shower room including a quadrant shower cubicle with a plumbed shower mixer, a corner sink with cupboard space over and WC. There is also a central heating radiator and a UPVC double glazed window to the side.



Garage 15' 2" x 14' 1" (4.62m x 4.29m)

Substantial breeze block garage including an electric roller garage door, power and lighting.



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)

18 PRIORS BARN CLOSE BORROWWASH DE72 3GS	Energy rating	Valid until:	21 March 2031
	C	Certificate number:	8419-3027-2000-0192-3226

Property type Semi-detached bungalow

Total floor area 69 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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

