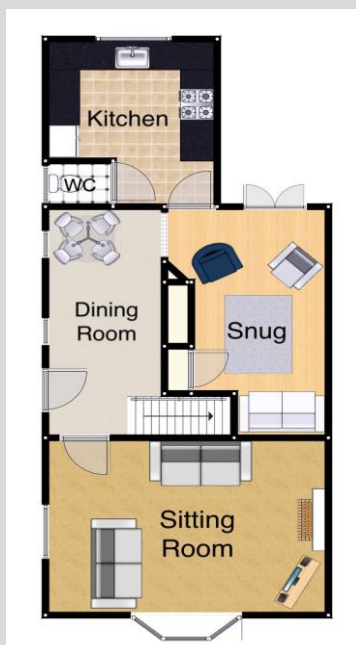




**227 Victoria Avenue, Borrowash  
Derby, DE72 3HG**

Extended detached property with three reception rooms, two bedrooms and a beautiful rear garden with patio door form a delighting snug at the rear. This fantastic period home which oozes charm and character has a very spacious footprint, including a dining room which is open plan to the snug, a large formal sitting room with a log burner effect gas fire and a modern kitchen with a ground floor WC off. On the first floor is a roomy light, bright and airy master bedroom with a cast iron feature fireplace, a spacious three piece shower room and a good size second bedroom with a recessed fitted wardrobe. The property occupies a very spacious plot with off road parking to the front and a very private landscaped garden to the rear. It is located in a very convenient position within walking distance of Borrowash village centre in one direction and the village of Ockbrook in the other.



**£250,000**



**Dining Room 14' 10" x 6' 6" (4.52m x 1.98m)**

UPVC double glazed front door leading to a spacious open plan dining room with two UPVC double glazed windows to the side, a central heating radiator, staircase to the first floor, a door to the sitting room at the front and access to the snug and kitchen at the rear.

**Sitting Room 15' 11" x 11' 3" (4.85m x 3.43m)**

A large front sitting room with two UPVC double glazed windows including an oriel window to the front and a second window to the side. There is also a laminate floor covering, a central heating radiator, a TV point and a feature fireplace with a log burner style living flame gas fire.

**Snug 14' 9" x 7' 5" (4.49m x 2.26m)**

A wonderful cosy sitting area with UPVC double glazed French double doors to the rear garden, a central heating radiator, TV point and a superb fireplace with a coal effect living flame gas fire.

**Kitchen 9' 1" x 10' 7" (2.77m x 3.22m)**

Fitted with a matching range of base and eye level units with laminate worksurfaces, a stainless steel sink drainer and an electric oven with an induction hob and an extractor over. There are also kitchen cupboards with space to conceal both a washing machine and dishwasher, space for a tall fridge freezer, a vinyl floor covering, a UPVC double glazed window to the rear, a central heating radiator and a door leading to the ground floor WC.

**WC**

UPVC double glazed window to the side and a WC.

**Bedroom 1 15' 11" x 11' 3" (4.85m x 3.43m)**

A large master bedroom with UPVC double glazed windows to the front and side, a cast iron feature fireplace and a central heating radiator.

**Bedroom 2 11' 5" x 8' 1" (3.48m x 2.46m)**

UPVC double glazed windows to the rear with rural views, a recessed wardrobe over the stairs and a central heating radiator.

**Shower Room 8' 6" x 7' 3" (2.59m x 2.21m)**

Three piece shower room including a shower stall with an electric shower, a pedestal wash basin and a close coupled WC. There is also a cupboard containing the gas combination boiler, a UPVC double glazed window to the rear, a central heating radiator and a vinyl floor covering.

**Outside**

The property is set back from the road beyond a driveway with a gated access to the rear. The rear garden is stunning, very private and well planted including hedged boundaries and raised flower beds. There is also a good size patio area across the rear of the house and also a timber shed for storage.

**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)

227 Victoria Avenue Borrowash DERBY DE72 3HG	Energy rating <b>D</b>	Valid until:	12 March 2034
		Certificate number:	0320-2852-0370-2894-7541

Property type	Detached house
Total floor area	88 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 C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74 <b>C</b>
55-68	<b>D</b>	57 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

