



**6 Brook Road, Borrowash
Derby, DE72 3FW**

Two double bedroom detached bungalow situated on a good size plot with ample space to the side for a substantial extension subject to planning approval. The property is well presented throughout and is offered for sale with no upward chain, ready to move straight into. This wonderful home, which is situated in an attractive location close to local footpaths and parkland, is fully UPVC double glazed and is gas centrally heated via a combination boiler. There is also a nice size lounge/diner to the rear which leads out to the garden through a superb UPVC double glazed conservatory. Both the kitchen and shower room are modern, the master bedroom is very spacious indeed and there is also a detached single garage with an attached carport. There are bus links between Derby and Nottingham close by, plus there are a wealth amenities in the village centre, which is also within a short walk.



£259,950

Central Hallway

L shaped central hallway with a ceramic tiled floor covering, a central heating radiator and doors leading to the kitchen, both bedrooms, the shower room and sitting room.

Kitchen 7' 3" x 10' 2" (2.21m x 3.10m)

Fitted with a matching range of base and eye level units with cornice trims, laminate worksurfaces and a stainless steel sink drainer with mixer tap. There is also a door to the front porch, which could be utilised as a useful utility room, a UPVC double glazed window to the side and a ceramic tiled floor covering. Appliances include; a four ring electric hob with an extractor hood over, an electric oven, an integrated dishwasher, washing machine, fridge and freezer.

Lounge/Diner 17' 4" x 9' 9" (5.28m x 2.97m)

A nice size lounge diner with a feature fireplace, a central heating radiator and UPVC double glazed sliding patio doors to the conservatory.

Bedroom 1 14' 4" x 11' 3" (4.37m x 3.43m)

UPVC double glazed window to the front, a central heating radiator, a door from the central hallway and a door to the porch which could be converted to an en-suite if required.

Bedroom 2 8' 11" x 8' 8" (2.72m x 2.64m)

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

Shower Room 5' 10" x 5' 7" (1.78m x 1.70m)

Modern and stylish fully tiled shower room with a quadrant shower cubicle, wash basin with cupboards under and WC. There is also a UPVC double glazed window to the side and a chrome heated towel rail.

Porch 7' 3" x 4' 5" (2.21m x 1.35m)

Including a fitted storage cupboard containing the combination boiler and a ceramic tiled floor covering.

Conservatory 9' 4" x 6' 8" (2.84m x 2.03m)

UPVC double glazed conservatory with French double doors to a decked terrace at the side.

Garage

Concrete sectional single garage with a personnel door to the side which leads to an attached carport providing covered access to the property.

Outside

The property has a large frontage with wrought iron driveway gates which lead to a tarmac double driveway, There is a garden in front of the property with lawn and a gravelled area to the left of the driveway with space for storage of a trailer or the like. Access to the rear garden is through the carport where there is a plastic shed, a timber deck off the conservatory and a private hedged lawn.



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)

6 Brook Road Borrowash DERBY DE72 3FW	Energy rating D	Valid until: 28 August 2034
		Certificate number: 2816-3041-3208-6254-3204

Property type	Detached bungalow
Total floor area	58 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		83 B
69-80	C		
55-68	D	65 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