



**8 Dovecote Drive, Borrowash  
Derby, DE72 3LS**

Superb location just off the village centre in a green and leafy surroundings. The property is in very good condition throughout, is UPVC double glazed and gas centrally heated, has three bedrooms, a kitchen diner and a good size rear garden. This really is a very nice property indeed, close to local amenities and within walking distance of Elvaston Castle Country Park. Borrowash is very well connected being located mid way between Derby and Nottingham with superb bus links and swift road access to the M1, A50 and A38.



**£215,000**



### Entrance Hall

UPVC double glazed front door, coat hanging space, staircase leading to the first floor, laminate flooring, central heating radiator, contemporary lighting and a door leading to the sitting room.

### Sitting Room 12' 8" x 12' 7" (3.86m x 3.83m)

UPVC double glazed window to the front, open plan access to the kitchen, under stair storage cupboard, a feature gas fire, central heating radiator and a TV point.

### Kitchen/Diner 15' 8" x 9' 9" (4.77m x 2.97m)

Fitted kitchen including base and eye level units with laminate worksurfaces, a stainless steel sink drainer, four ring gas hob and a counter level electric double oven. There is also space for under counter appliances, a central heating radiator, a UPVC double glazed sliding patio door to the rear garden and patio, a UPVC double glazed back door and space for a dining table.

### Bedroom 1 12' 6" x 9' 7" (3.81m x 2.92m)

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

### Bedroom 2 9' 10" x 9' 0" (2.99m x 2.74m)

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

### Bedroom 3 7' 2" x 5' 10" (2.18m x 1.78m)

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

### Bathroom 6' 6" x 5' 5" (1.98m x 1.65m)

New three piece suite including a panel bath with an electric shower over, a pedestal wash basin and a close coupled WC. There is also a UPVC double glazed window to the rear, new vinyl flooring and a contemporary heated towel rail.

### Outside

To the front of the property is a lawned foregarden with a path leading to the front door with covered porch. Access to the rear is via a gateway at the end of the terrace, where there is an alleyway along the back of the gardens. The rear garden is a good size, has a nice patio area across the back of the house, is low maintenance and has a timber shed.



### 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)

8 DOVECOTE DRIVE  
BORROWASH  
DERBY  
DE72 3LS

Energy rating

C

Valid until

8 June 2031

Certificate number

0310-2581-4060-2909-4641

## Property type

Mid-terrace house

## Total floor area

68 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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