



**1 Greenway Close, Borrowash
Derby, DE72 3HS**

***** FOR SALE WITH NO UPWARD CHAIN ***** Cosy period property tucked away in a pleasant cul-de-sac within a level walk of the excellent amenities that Borrowash village centre has to offer. The property is gas centrally heated, double glazed, offers parking for several vehicles and has a large garage with a substantial workshop attached. There is also a recently refitted and stylish four piece family bathroom, three generously proportioned bedrooms, three reception rooms, a breakfast kitchen, two bathrooms and a large and level garden set off a long driveway.



£299,000

Entrance Porch 3' 2" x 3' 1" (0.96m x 0.94m)

With a double glazed window to the side, a door leading to the ground floor WC and a door leading to the dining room.

WC 5' 3" x 3' 1" (1.60m x 0.94m)

Double glazed window to the side, close coupled WC, wash hand basin, vinyl flooring and a central heating radiator.

Dining Room 13' 8" x 9' 11" (4.16m x 3.02m)

Original exposed beam ceiling, a central heating radiator, four wall lights, open staircase leading to the first floor, double glazed window to the rear, a door leading to the second sitting room at the side and a doorway leading to a rear hallway.

Sitting Room 12' 5" x 9' 5" (3.78m x 2.87m)

Dual aspect room with double glazed windows to the front and rear, two wall lights, wall mounted gas fire, TV point and ceiling with original exposed beams.

Lounge 14' 2" x 12' 10" (4.31m x 3.91m)

Spacious room with a double glazed window to the front, five wall lights, feature fireplace with living flame insert, two central heating radiators and a TV point.

Kitchen 11' 1" x 10' 3" (3.38m x 3.12m)

Modern fitted kitchen including a range of base and eye level units with laminate worksurfaces, glazed display units and a stainless steel sink drainer. Appliance include; an integrated dishwasher and a stainless steel cooker with four ring gas hob, double oven and an extractor hood over. There is also a double glazed window to the side, space for a dining table and fridge freezer, ceramic tiled flooring and an open doorway to the utility room where there is a central heating radiator.

Utility Room 11' 10" x 5' 5" (3.60m x 1.65m)

Wall mounted Baxi Platinum gas combination boiler, plumbing for a washing machine, space for a tumble dryer, a double glazed window to the rear, ceramic tiled flooring, a central heating radiator, access to the rear hall and a back door to the side.

Bedroom 1 17' 2" x 13' 2" (5.23m x 4.01m)

Double glazed window to the front, central heating radiator and a recessed fitted wardrobe.

Bedroom 2 11' 6" x 8' 6" (3.50m x 2.59m)

Double glazed windows to the side and front, central heating radiator and a fitted wardrobe.

Bedroom 3 10' 0" x 7' 5" (3.05m x 2.26m)

Double glazed window to the front and a central heating radiator.

Bathroom 11' 2" x 5' 4" (3.40m x 1.62m)

Beautiful modern four piece bathroom including a quadrant shower cubicle, chrome heated towel rail, panel bath with wall mounted mixer tap, double glazed windows to the side and rear, ceiling with down lights and a vanity unit with wash basin, cupboard space and WC with concealed cistern.

Brick Outhouse 9' 2" x 7' 1" (2.79m x 2.16m)**Garage with Workshop 16' 7" x 10' 4" (5.05m x 3.15m)**

Good size brick built garage with power and lighting, including two windows and a door to the side and a workshop to the rear measuring 9' 10" x 5' 11".

Brick Potting Shed**Outside**

The property is set well back from the road beyond a large garden with an adjacent driveway leading to the garage. A gateway at the side leads to a small yard at the rear where there is a back door to the utility room and access into the garage, potting shed and outhouse.

**Our contact details**

Viewings **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view or**
derby@everingtonandruddle.co.uk

7 Derby Road Borrowash Derbys DE723JW Answer phone 07985215812

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.

Energy Performance Certificate

1, Greenway Close, Borrowash, DERBY, DE72 3HS

Dwelling type: Semi-detached house
Date of assessment: 15 November 2018
Date of certificate: 19 November 2018

Reference number: 8088-7529-6239-5185-0996
Type of assessment: RdSAP, existing dwelling
Total floor area: 119 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,819
Over 3 years you could save	£ 1,254

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 228 over 3 years	
Heating	£ 3,141 over 3 years	£ 2,118 over 3 years	
Hot Water	£ 315 over 3 years	£ 219 over 3 years	
Totals	£ 3,819	£ 2,565	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>58</p>	<p>Potential</p> <p>79</p>

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 111
2 Internal or external wall insulation	£4,000 - £14,000	£ 669
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 141

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.