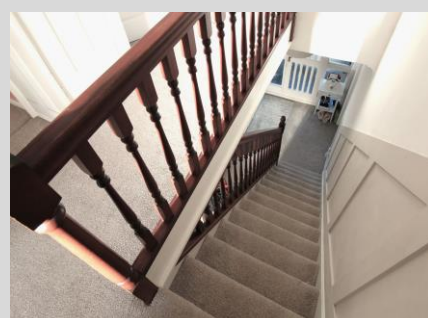




**66 Balmoral Road, Borrowash
Derby, DE72 3FZ**

Situated on a huge corner plot and included a four car garage to the rear, is this superb extended three bedroom semi detached property with a large kitchen diner and a playroom to the side which is also used as a fourth occasional bedroom. There is a ground floor WC, an entrance porch with coat hanging space and a good size front sitting room with potential for a log burning stove if required. The property has solar panel to the rear, a superb south facing garden with a recently laid patio, a new gas combination boiler, new radiators and new UPVC double glazing throughout. On the first floor the family bathroom has also only recently been installed and includes a four piece suite with separate shower cubicle and panel bath. To the side of the property are double driveway gates with access to hard standing for a caravan our the like, plus access to the extraordinarily large garage/workshop, with power, lighting and water.



£275,000

Entrance Porch 6' 4" x 3' 9" (1.93m x 1.14m)

Brick built front porch with a composite double glazed front door, coat hanging space and a door leading to the main hallway.

Hallway

Central hallway with a staircase to the first floor, a door leading to the playroom on the left, one to the sitting room on the right and a door to the kitchen at the rear. There is also a central heating radiator and storage under the stairs.

Sitting Room 14' 3" x 10' 6" (4.34m x 3.20m)

Spacious front sitting room with a UPVC double glazed window to the front, a central heating radiator, TV point and a feature fireplace.

Playroom/Bedroom 4 14' 4" x 7' 7" (4.37m x 2.31m)

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

Kitchen/Diner 25' 5" x 8' 6" (7.74m x 2.59m)

Extended kitchen diner including base and eye level units with laminate worksurfaces and space for appliances including as a slim line dishwasher, tall fridge freezer, cooker, tumble dryer and wash machine. There are also two UPVC double glazed windows to the rear, a UPVC double glazed back door to the side, French double doors to the rear, a large pantry and access to the WC.

Ground Floor WC

WC, wash hand basin and a window to the side.

Bedroom 1 12' 1" x 10' 3" (3.68m x 3.12m)

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

Bedroom 2 10' 7" x 8' 11" (3.22m x 2.72m)

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

Bedroom 3 6' 11" x 6' 5" (2.11m x 1.95m)

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

Bathroom 7' 7" x 5' 4" (2.31m x 1.62m)

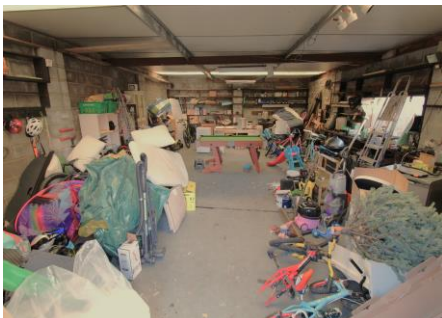
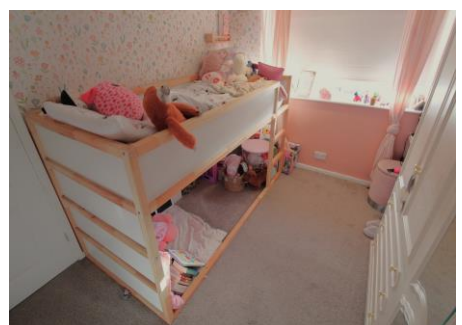
Four piece fully tiled family bathroom including a quadrant shower cubicle with plumbed shower mixer, a panel path, WC and a vanity unit with counter top basin and a lit mirror over. There is also a UPVC double glazed window to the rear and a chrome heated towel rail.

Garage

This is the garage you have been dreaming about! Huge substantially built structure with power, lightly and water. There is space to park four cars, built in work benches along one side and folding timber doors to the front for excellent access.

Outside

There is a lawn to the front with an adjacent driveway and double driveway gates to

**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)

68 BALMORAL ROAD BORROWASH DE72 3FZ	Energy rating C	Valid until: 9 November 2030 Certificate number: 0760-1903-9200-1810-0200
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Property type

Semi-detached house

Total floor area

99 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	77 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