



## 14 Ashmeadow, Borrowash Derby, DE72 3LA

This stunning three bedroom detached bungalow is situated in a prime location on a highly sought-after cul-de-sac, just a short stroll from Borrowash village centre and its wide range of amenities. The property is superbly presented throughout, there is a good size and very private rear garden with a large patio area and a substantial summer house, plus a large block paved driveway to the front with space for multiple vehicles. Inside, you will find a spacious sitting room with a dining area, sliding patio doors to the garden and a modern kitchen complete with a breakfast bar and fitted appliances. Additionally, there is a convenient utility room, a very stylish bathroom and a spacious central hallway which separates the living space from the bedrooms.



**£359,950**

## Central Hallway

UPVC double glazed front door, laminate flooring, a central heating radiator, a UPVC double glazed window to the front and door leading to all rooms.

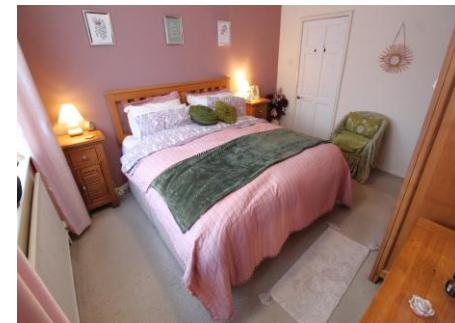


## Sitting Room 21' 0" x 11' 0" (6.40m x 3.35m)

Sliding patio doors to the garden, dining area with access from the kitchen, feature fireplace, TV point and a central heating radiator.

## Kitchen 18' 10" x 8' 5" (5.74m x 2.56m)

Modern fitted kitchen including a range of base and eye level units with laminate work surface, a stainless steel sink/drainer, an integrated fridge/freezer, an integrated slim line dishwasher and a range style gas cooker with a five ring gas hob and an extractor hood over. There is also an integrated washer/dryer, laminate flooring, a central heating radiator, recessed ceiling spotlights, a UPVC double glazed window to the side and a UPVC double glazed back door and window to the rear.



## Bedroom 1 12' 9" x 11' 0" (3.88m x 3.35m)

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

## Bedroom 2 10' 7" x 8' 6" (3.22m x 2.59m)

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

## Bedroom 3 8' 11" x 7' 3" (2.72m x 2.21m)

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



## Bathroom 6' 7" x 5' 5" (2.01m x 1.65m)

Three piece suite including a panel bath with shower over, vanity unit with wash basin and a close coupled WC. There are ceramic floor and wall tiles, a heated towel rail and a UPVC double glazed window to the side.



## Utility 8' 0" x 6' 6" (2.44m x 1.98m)

With access from the patio and including; power, light, worktop space and a UPVC double glazed window and door to the rear.

## Outside

To the front of the property is a large block paved driveway with space for several vehicles and a path along the left hand side to the rear. The rear garden is very private, faces west to catch the afternoon sun right through until the evening, has a large patio area and a substantial timber summer house.

## 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)

14 Ashmeadow Borrowash DERBY DE72 3LA	Energy rating <b>D</b>	Valid until: <b>11 April 2033</b>
		Certificate number: <b>0390-2199-0240-2797-0521</b>

**Property type** Detached bungalow

**Total floor area** 76 square metres

## Rules on letting this property

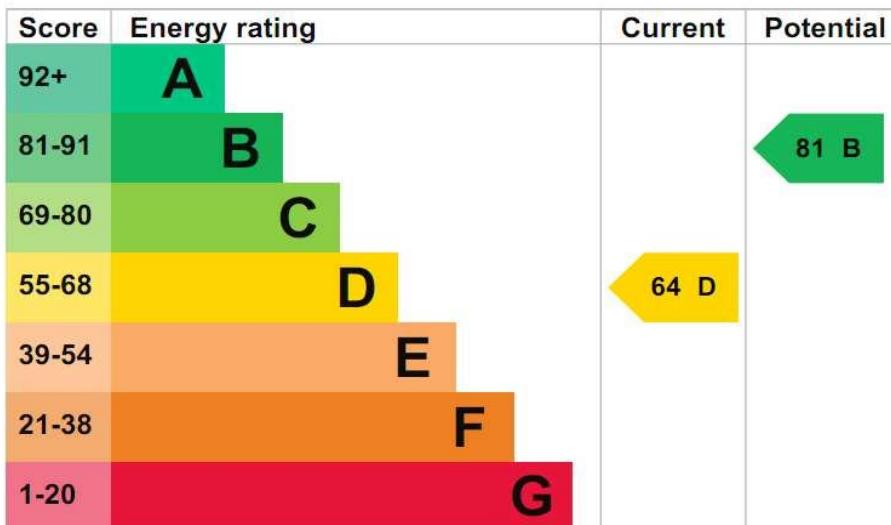
Properties can be let if they have an energy rating from A to E.

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>).

## 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.](#)



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