



**23 Chestnut Grove, Borrowash
Derby, DE72 3JP**

Extended three bedroom semi detached house situated in a cul-de-sac location backing on to open fields. There are two separate reception rooms, a ground floor WC and a large brick built garage with a pitched room. The property would be ideal to extend to the side to create a fourth bedroom over the garage, subject to the necessary planning consent and inspection. To the front is a good size block paved driveway, there is a spacious entrance porch, UPVC double glazing throughout and a gas central heating system fuelled via a combination boiler. This superb family home is very well presented, offers spacious living accommodation and is for sale with the benefit of there being no upward chain.



£230,000

Entrance Porch 7' 2" x 3' 4" (2.18m x 1.02m)

UPVC double glazed front door, UPVC double glazed windows to the front and side, ceramic tiled flooring and access to the hallway.

Hallway

Ceramic tiled flooring, central heating radiator, staircase to the first floor with an under stair storage cupboard, a door to the garage, one to the kitchen and a door to the sitting room.

Sitting Room 14' 3" x 11' 6" (4.34m x 3.50m)

UPVC double glazed window to the front, TV point, central heating radiator, chimney breast, laminate flooring and recessed ceiling downlights.

Dining Room 14' 3" x 10' 0" (4.34m x 3.05m)

UPVC double glazed French double doors to the garden, laminate flooring, chimney breast, a central heating radiator, recessed ceiling downlights and access to a large storage cupboard.

Kitchen 16' 11"(max) x 8' 5" (5.15m x 2.56m)

Fitted with base and eye level units with laminate worksurfaces, an electric free standing cooker, plumbing for a washing machine and dishwasher, space for a tall fridge freezer, ceramic tiled flooring, breakfast bar, access to the WC, a UPVC double glazed window to the rear and a UPVC double glazed back door to the rear garden.

WC 4' 2" x 3' 3" (1.27m x 0.99m)

Wall mounted combination boiler and a WC.

Bedroom 1 11' 5" x 10' 10" (3.48m x 3.30m)

UPVC double glazed window to the front, built in recessed wardrobe and a central heating radiator.

Bedroom 2 12' 5" x 10' 5" (3.78m x 3.17m)

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

Bedroom 3 9' 0" x 5' 9" (2.74m x 1.75m)

UPVC double glazed window to the front, built in wardrobes over the stair well and a central heating radiator.

Bathroom 7' 6" x 5' 8" (2.28m x 1.73m)

Three piece suite including a panel bath with a plumbed Mira shower mixer over, a pedestal wash basin and a close coupled WC. There are ceramic tiles on the walls, a new vinyl floor covering, central heating radiator and UPVC double glazed windows to the side and rear.

Garage

Up and over garage door to the front, a personnel door leading into the hallway, power and lighting.

**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)

23, Chestnut Grove Borrowash DERBY DE72 3JP	Energy rating C	Valid until: 3 June 2030 Certificate number: 8120-6626-7260-5414-3202
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Property type Semi-detached house

Total floor area 94 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		84 B
69-80	C	69 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

Features in this property