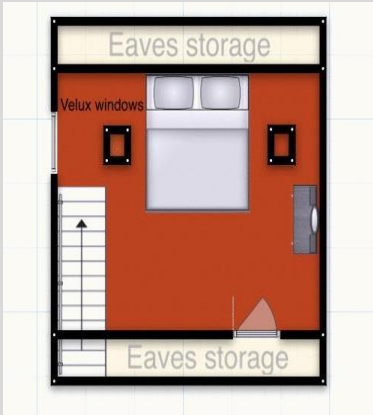
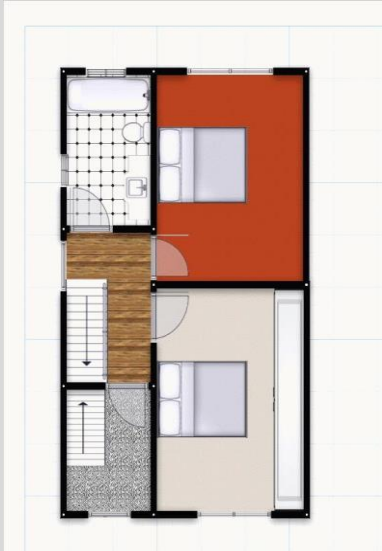
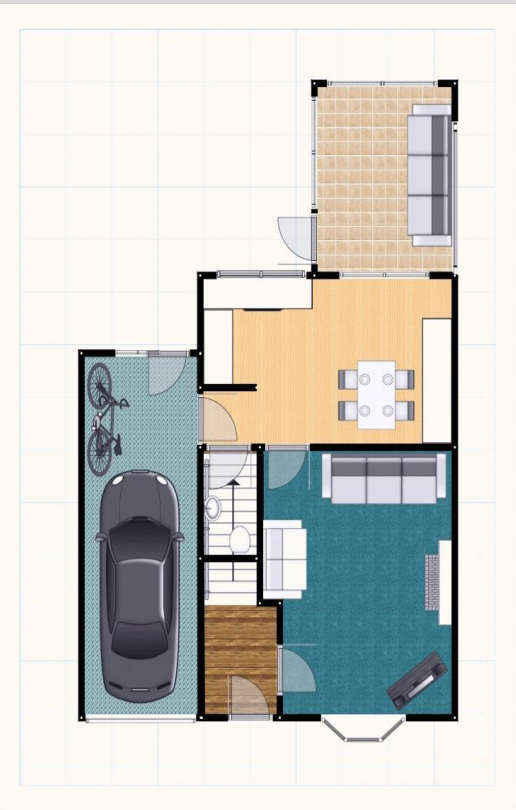




**43, Deans Drive, Borrowash
Derby, DE72 3HQ**

Sited within a level walk of the Primary school, bus routes and the Village centre and within a short walk of Elvaston Castle Country Park. Beautifully presented three double bedroom, semi detached house with level garden and garage. The dining kitchen and bathroom are sumptuous and the main living area is roomy and includes a feature fireplace. Off the kitchen is a cloakroom with WC and wash hand basin, there is also an internal access to the garage. At the rear of the house is a brick and glazed conservatory with a door straight out onto the private garden.



Entrance Hall

Living Room 15' 0" x 12' 4" (4.57m x 3.76m)

Attractive room with feature fireplace Pvcu double glazed bay window and heating radiator.

Kitchen/Breakfast Room 16' 2" x 9' 5" (4.92m x 2.87m)

Luxurious kitchen area with quality floor covering, fitted units with worktops over and cupboards under, Pvcu double glazed window, patio doors to the conservatory and access to the garage. There is also a full dining area and housing for the gas central heating boiler

Cloakroom

Wash hand basin and WC.

Conservatory 10' 7" x 8' 9" (3.22m x 2.66m)

Pvcu double glazed windows and door to the garden.

First Floor Landing

Pvcu double glazed window

Bedroom 2 12' 9" x 10' 0" (3.88m x 3.05m)

Front bedroom with fitted wardrobes and Pvcu double glazed window, Central heating radiator.

Bedroom 3 11' 10" x 10' 0" (3.60m x 3.05m)

Rear bedroom, Pvcu double glazed window and radiator.

Staircase to second floor

the staircase is in the old third bedroom where there is a radiator and Pvcu double glazed window

Bedroom 1 16' 2" x 15' 0" (4.92m x 4.57m)

Luxury bedroom with Pvcu double glazed window, access to eaves storage space and two Velux windows

Garage 20' 4" x 7' 4" (6.19m x 2.23m)

Loft storage, power and light, up and over door to the front plus rear pedestrian door and window.

Outside

At the front is parking for two cars and access to the garage. At the rear is a patio and level lawn with deep borders.



Our office 7 Derby Road Borrowash DE72 3JW
derby@everingtonandruddle.co.uk or call 01332-297711

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.**

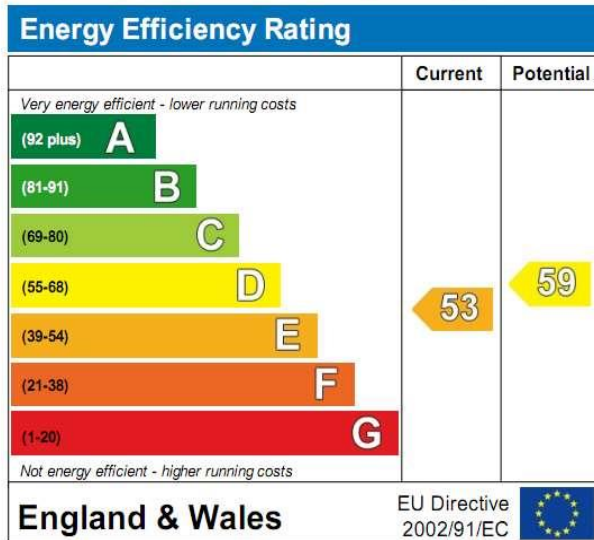
Energy Performance Certificate



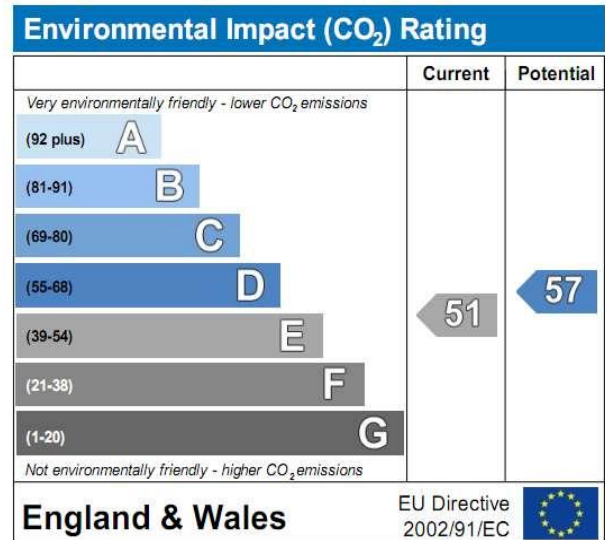
43, Deans Drive, Borrowash
DERBY
DE72 3HQ

Dwelling type: Semi-detached house
Date of assessment: 22 September 2011
Date of certificate: 22 September 2011
Reference number: 8889-6721-4620-5562-0926
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	292 kWh/m ² per year	250 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	4.3 tonnes per year
Lighting	£76 per year	£46 per year
Heating	£846 per year	£764 per year
Hot water	£103 per year	£85 per year

You could save up to £129 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.