



2 Bed Bungalow

10 Nursery Close, Borrowash, Derby DE72 3HT

Price £315,000 Freehold



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& Company

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- Two Bedroom Bungalow - Built By Chevin Homes
- Delightfully Situated Close to the Heart of the Village - Excellent Amenities
- Spacious Open Plan Lounge Kitchen Diner
- Branded Appliances and Quartz Work Surfaces
- Patio and Turfed Garden
- Intruder Alarm
- Solar Panels
- EV Charger
- 10 Year Warranty
- Underfloor Heating

FABULOUS POSITION CLOSE TO SHOPS - Stylish mews development of five houses and bungalows located on Nursery Close which is only a few minutes walk away from the heart of Borrowwash village.

Borrowwash village has a number of local shops including a Co-op store, a quality butchers, a fishmongers and a Bird's bakery, there are healthcare and sports facilities which include several local golf courses, walks in Elvaston Castle and the surrounding countryside, local schools for all ages within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, rail stations at Derby, Long Eaton and East Midlands Parkway and the A52 has helped make this a very popular and convenient location situated between Derby and Nottingham.

Entrance Hall

Living Kitchen

23'3" x 16'1" (7.100 x 4.925)

Master Bedroom

14'8" x 9'10" (4.475 x 3.000)

Bedroom Two

11'8" x 9'6" (3.575 x 2.900)

Bathroom

Store


Gardens

Driveway



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	