



2 Bed Bungalow

12 Nursery Close, Borrowash, Derby DE72 3HT
Price £315,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- 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

Gardens

Driveway

Chevin Homes

Chevin Homes are an award winning housebuilder established in 2002 to create quality new homes throughout Derbyshire and the East Midlands.





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



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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		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	