



Derby Road, Borrowash Derby DE72 3HA

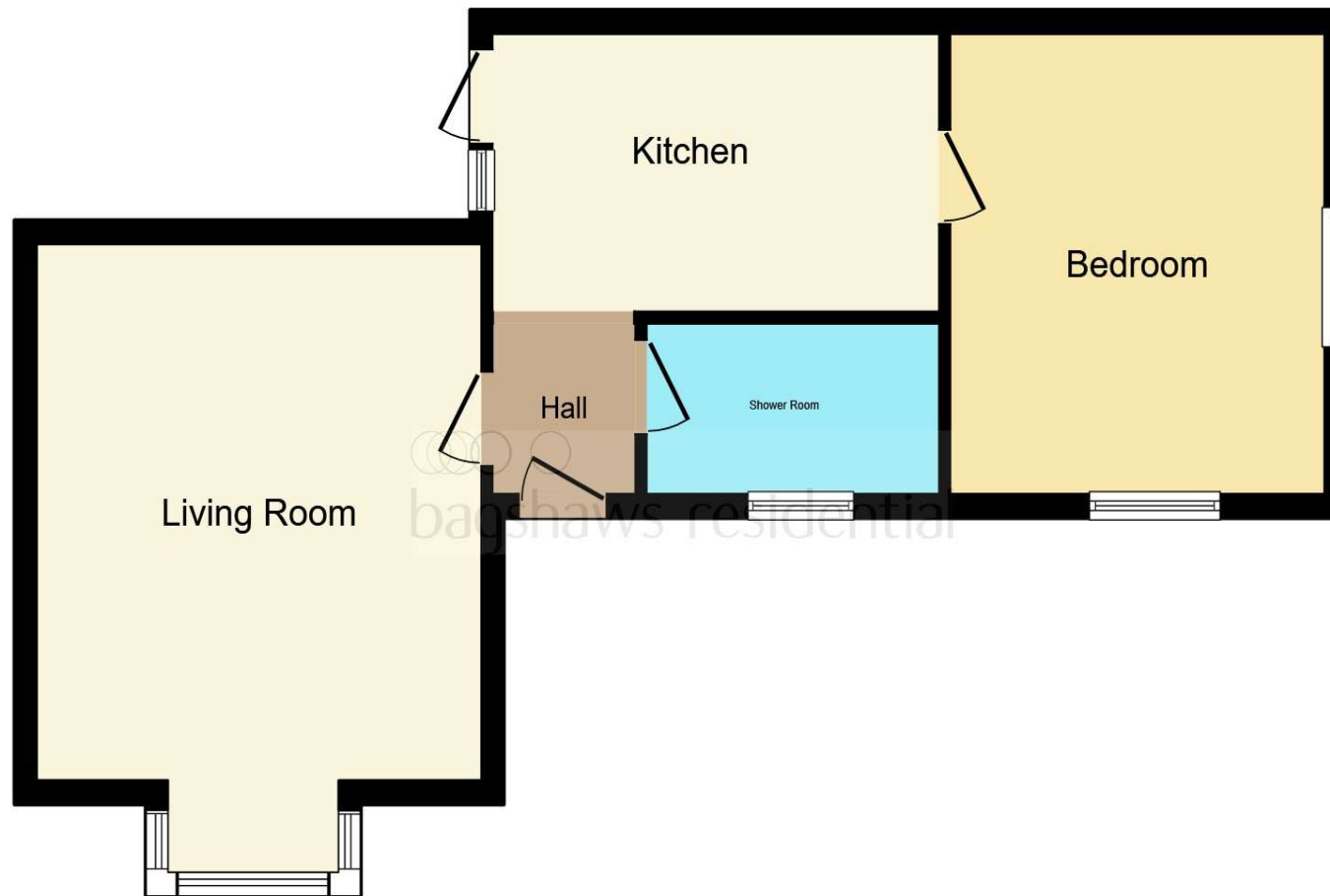
welcome to

Derby Road, Borrowash Derby

Charming 1-bedroom detached bungalow in a secure gated complex, featuring exposed timber beams, private front and rear gardens, spacious living area, modern kitchen and bathroom, and dedicated parking. A perfect retreat for downsizers or professionals seeking peace and character.



Agents Note



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

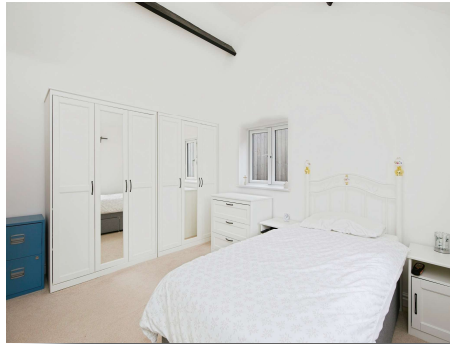
welcome to

Derby Road, Borrowash Derby

- Modern interior with neutral décor
- Bright living space and stylish kitchen with integrated appliances
- Modern family bathroom with shower
- Private front garden with accessibility ramp
- All on one level for ease of living

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£210,000



Charming 1-Bedroom Detached Bungalow in Secure Gated Community

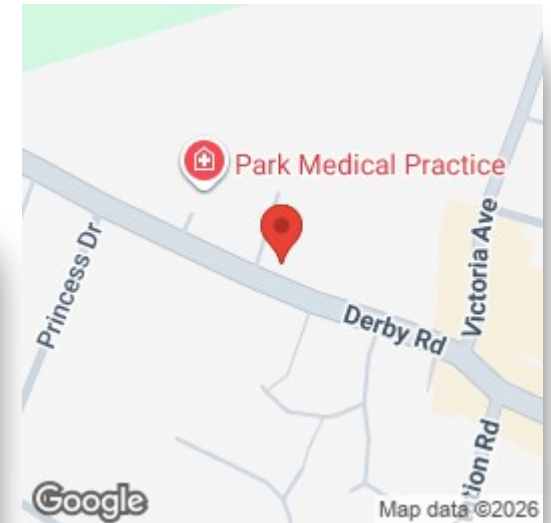
Step into this enchanting 1-bedroom detached bungalow, tucked away in a serene and secure gated complex. Perfectly combining cottage-style character with modern comfort, this home offers a rare opportunity for tranquil living in a beautifully maintained setting.

From the moment you enter, you'll be captivated by the exposed timber beams and the inviting ambiance that flows throughout. The spacious living area provides a cosy retreat, while the well-equipped kitchen and contemporary bathroom ensure everyday convenience.

The bright and peaceful double bedroom offers the perfect haven for rest and relaxation. Outside, enjoy your own private front and rear gardens - ideal for morning coffees, al fresco dining, or simply unwinding in the fresh air. A generously sized shed offers excellent storage, and the property comes complete with dedicated off-street parking for one vehicle.

Whether you're a downsizer, a professional seeking a quiet escape, or simply looking for a home with timeless appeal, this charming bungalow ticks every box.

Don't miss out - early viewing is highly recommended!



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY122235](https://www.bagshawsresidential.co.uk/Property/DBY122235)



Property Ref:
DBY122235 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)