

Fletcher & Company

2 Broadfields Close, Off Broadway, Darley Abbey,
Derby, DE22 1BT

Offers Over £375,000

Freehold



- Superbly Positioned Detached Residence Occupying a Sizeable South-Westerly Facing Plot
- Extensive Garden Measuring 100ft Long
- Driveway to Front Leading to Garage
- Entrance Hall with Guest Cloakroom
- Spacious Lounge, Large Conservatory
- Fitted Kitchen
- Three First Floor Bedrooms & Bathroom
- Highly Desirable Location North of Derby City Centre
- Close to Darley Park





Summary

CLOSE TO DARLEY PARK - Superbly positioned three bedroom detached residence occupying a sizeable south-westerly facing plot towards the top of the desirable Broadway.

This is a superbly located, well presented three bedroom detached residence occupying a good sized plot towards the top of Broadway on Broadfields Close. The property is set back behind attractive walling with wrought iron railings giving access to a block paved driveway providing ample off road parking and access to a detached single garage.

To the rear of the property is a true feature of this sale by way of a very pleasant south-westerly facing garden incorporating an extensive patio/terrace, jacuzzi and large mainly lawned garden.

Internally, the property benefits from entrance hall, fitted guest cloakroom, spacious lounge, large conservatory and fitted kitchen. The first floor landing leads to three bedrooms and bathroom.

F&C

The Location

The property's location, just off Duffield Road, allows for easy access to beautiful Darley Park and the River Derwent offering delightful walks and restaurants/cafes. A regular bus service runs into Derby City Centre which provides a complete range of facilities along with easy access to excellent schooling including Walter Evans Primary in Darley Abbey, Markeaton Primary on Bromley Street and Saint Benedict Academy and Woodlands Secondary school are also within easy reach. The property is also conveniently located for access onto the A38 and A52.

Accommodation

Ground Floor

Entrance Hall

5'6" x 4'3" (1.70 x 1.32)

uPVC double glazed entrance door provides access into hall with central heating radiator, staircase to first floor and doors to fitted guest cloakroom, spacious lounge and fitted kitchen.

Fitted Guest Cloakroom

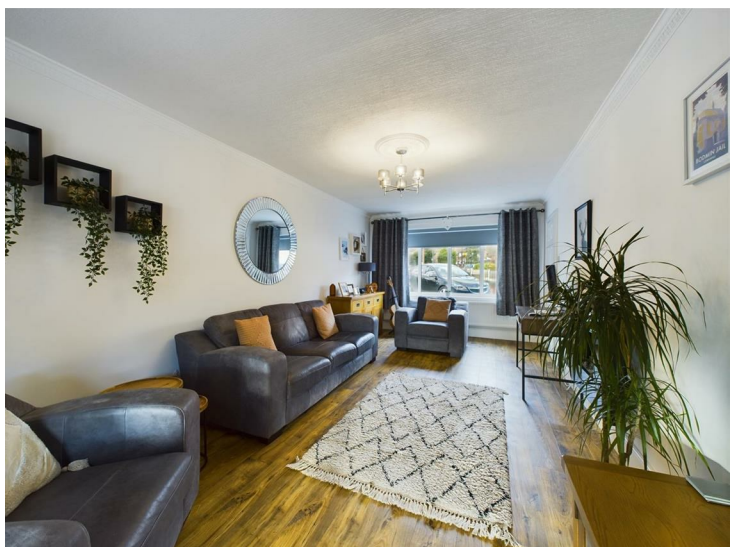
3'2" x 2'7" (0.98 x 0.79)

With low flush WC and electric heater.

Spacious Lounge

20'1" x 10'5" (6.13 x 3.18)

With central heating radiator, wall mounted electric fire, decorative coving and ceiling rose, uPVC double glazed window to front and uPVC sliding patio door opening into good sized conservatory.



Conservatory

10'10" x 10'1" (3.31 x 3.08)

A brick based and uPVC framed construction with pleasant views over the large garden, accessed via French doors.



Fitted Kitchen

13'4" x 11'1" (4.08 x 3.38)

With roll edge preparation surfaces having tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate electric hob with extractor hood over, built-in fan assisted oven and grill, integrated dishwasher, washing machine, fridge and freezer, central heating radiator, recessed ceiling spotlighting and uPVC double glazed window to rear with matching door to side.



First Floor

Landing

With access to loft space, uPVC double glazed window to side, three further uPVC double glazed windows to front, panelled door to laundry cupboard and further panelled doors to three bedrooms and bathroom.

Bedroom One

10'7" x 10'4" (3.25 x 3.17)

With central heating radiator and uPVC double glazed window to front.



Bedroom Two

11'3" x 9'5" (3.45 x 2.88)

With central heating radiator and uPVC double glazed window to rear.



Bedroom Three

10'2" x 6'0" (3.12 x 1.84)

With central heating radiator, fitted wardrobes and uPVC double glazed window to rear.



Bathroom

7'1" x 6'6" (2.16 x 1.99)

Fully tiled with a stylish white suite comprising low flush WC, wash handbasin with storage drawer beneath, panelled bath with integrated shower, chrome heated towel rail/radiator, recessed ceiling spotlighting and uPVC double glazed window to side.



Outside

The property occupies a prime position, just off the top end of Broadway set back behind a block paved driveway providing ample off road parking, retained by closed slat timber fencing and attractive brick walling with wrought iron railings, leading to a detached garage.

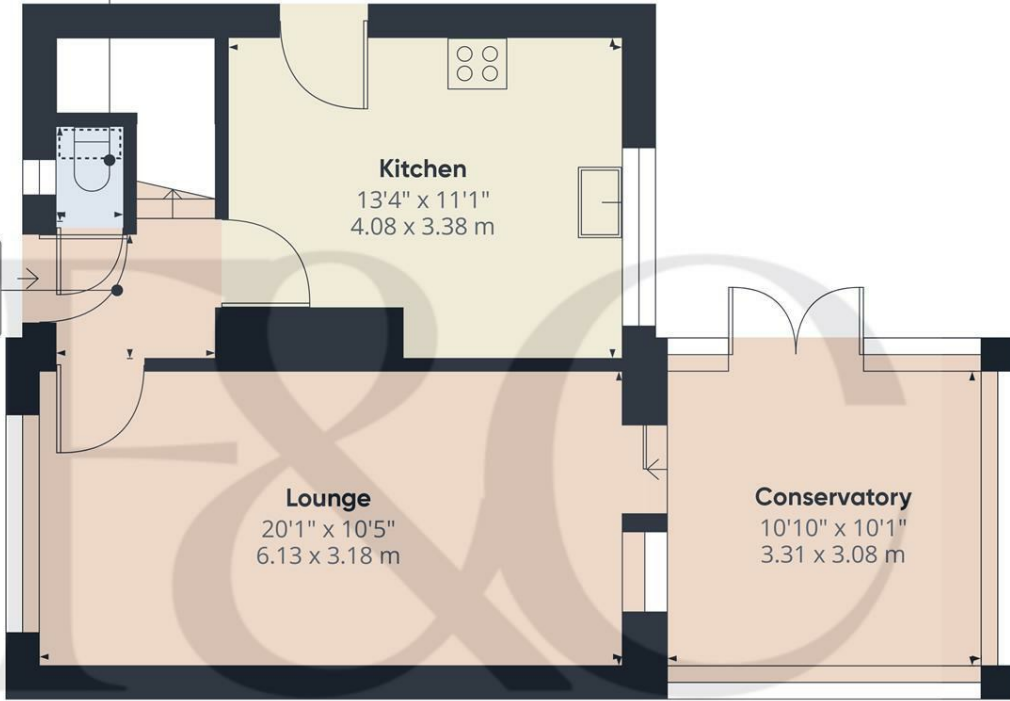
To the rear of the property is a true feature of this sale by way of the large south-westerly facing garden which incorporates an extensive block paved terrace/patio area with jacuzzi (to be included in the sale), outdoor power supply and a brick and tile structure formerly a fishpond which could be altered to create a very pleasant decked covered seating/entertaining area. The garden continues with a large lawn, gravelled borders and further seating/storage section beyond wrought iron railings.



Detached Garage

Council Tax Band D Derby

WC
2'6" x 3'2"
0.79 x 0.98 m



Hallway
5'6" x 4'4"
1.70 x 1.32 m

Kitchen
13'4" x 11'1"
4.08 x 3.38 m

Lounge
20'1" x 10'5"
6.13 x 3.18 m

Conservatory
10'10" x 10'1"
3.31 x 3.08 m

Approximate total area[®]
550.78 ft²
51.17 m²

Reduced headroom
2.7 ft²
0.25 m²

Excluding balconies and terraces

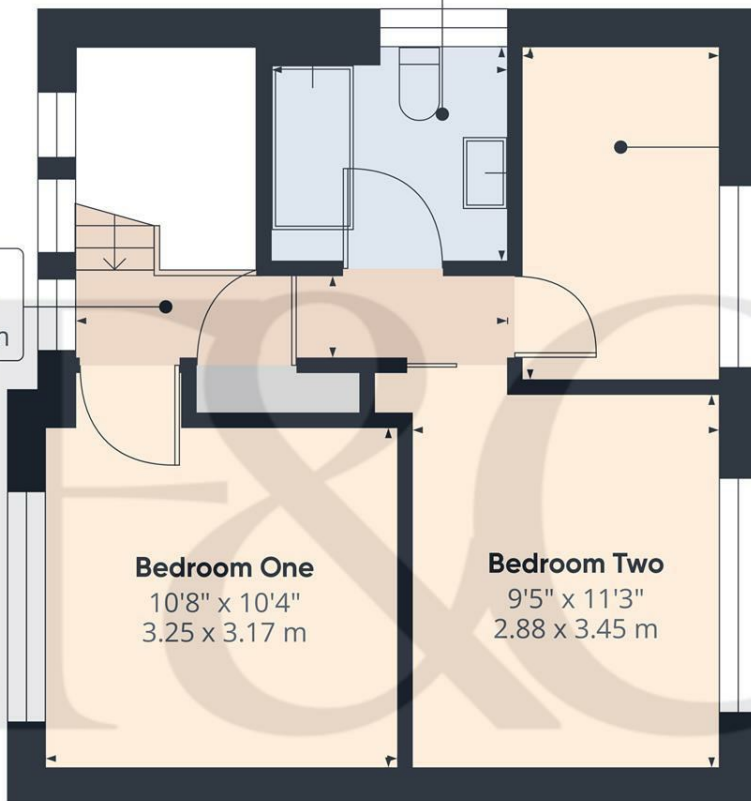
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 0

Bathroom
7'0" x 6'6"
2.16 x 1.99 m



Bedroom Three
6'0" x 10'2"
1.84 x 3.12 m

Landing
13'0" x 2'7"
3.97 x 0.80 m

Bedroom One
10'8" x 10'4"
3.25 x 3.17 m

Bedroom Two
9'5" x 11'3"
2.88 x 3.45 m

Approximate total area[®]
377.81 ft²
35.1 m²

Excluding balconies and terraces

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GIRAFFE 360

Floor 1



Duffield Office

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Derby Office

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2 Broadfields Close
Off Broadway, Darley Abbey
Derby
DE22 1BT

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	