

# Fletcher & Company

210 Broadway, Darley Abbey, Derby, DE22 1BP

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Offers Around £485,000

Freehold

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- Comprehensively Extended Detached Residence
- Spacious Family Home
- Double Glazing & Gas Central Heating
- Porch, Entrance Hall, Fitted Guest Cloakroom
- Open Plan Living Space with Lounge/Dining Area/Fitted Breakfast Kitchen
- Study & Utility
- Four First Floor Bedrooms
- En-Suite Shower Room & Family Bathroom
- Pleasant South-Facing Rear Garden
- Triple Width Driveway & Garage





## Summary

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CLOSE TO DARLEY PARK - Comprehensively extended, four bedroom detached residence occupying a particularly sought-after location on Broadway in Derby.

The property is double glazed and gas central heated and has been extended to both the side and rear featuring a porch, hallway, fitted guest cloakroom, lounge with dining room off, breakfast kitchen, study and utility room. The first floor landing leads to a master bedroom with en-suite shower room, three further bedrooms and a family bathroom.

To the front of the property is a triple width driveway giving access to a larger than average garage and to the rear, is a pleasant South-facing lawned garden.

# F&C

## The Location

The property's location, just North of Derby City Centre, gives easy access to a full range of amenities in the city centre itself and is also within easy reach of the recently constructed Hi-Tech primary school along with the Broadway pub, beautiful Darley Park and a regular bus service along the A6.

## Accommodation

### Ground Floor

#### Porch

3'8" x 2'11" (1.12 x 0.90)

Panelled and sealed unit double glazed entrance door provides access into the porch with further panelled and glazed door to the hallway.

#### Hallway

6'11" x 6'4" (2.12 x 1.95)

With central heating radiator, staircase leading to the first floor with under-stairs storage cupboard and doors to the fitted guest cloakroom, kitchen area and living area.

#### Fitted Guest Cloakroom

6'9" x 3'8" (2.08 x 1.13)

With low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to the front.

#### Open Plan Living Kitchen/Dining Area



#### Living Area

20'3" x 10'5" (6.19 x 3.20)

With two central heating radiators, recessed ceiling spotlighting, decorative coving, double glazed window to the front and open access into the sitting room/dining area.



### **Sitting Room/Dining Area**

21'6" x 9'0" (6.56 x 2.76)

With two contemporary central heating radiators, recessed ceiling spotlighting, large double glazed picture windows to the rear, sealed unit double glazed Velux window, panelled and double glazed door to the garden and open access into the breakfast kitchen.



### **Breakfast Kitchen**

13'3" x 10'10" (4.06 x 3.31)

With granite effect preparation surfaces with matching upstands extending to a breakfast bar, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with gloss finish and complementary wall mounted cupboards, inset four plate hob with extractor hood over, built-in double oven with grill, appliance space suitable for a fridge/freezer and dishwasher, central heating radiator, recessed ceiling spotlighting and door to the study.



### **Study**

7'10" x 7'6" (2.39 x 2.30)

With central heating radiator, double glazed windows to the side and rear and door to the utility room.

### **Utility Room**

9'5" x 7'2" (2.88 x 2.19)

With a granite effect worktop with appliance spaces beneath suitable for a washing machine and tumble dryer, central heating radiator, wall mounted gas boiler, double glazed window to the side and integral door to the garage.

### **First Floor**

#### **Landing**

With access to loft space, storage cupboard, double glazed windows to the front and doors to four bedrooms and family bathroom.

### Master Bedroom

12'10" x 10'3" (3.92 x 3.13)

With central heating radiator, built-in wardrobes, recessed ceiling spotlighting, double glazed window to the rear and door to the en-suite shower room.



### En-Suite

6'3" x 5'10" (1.91 x 1.80)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle and chrome towel radiator.



### Bedroom Two

12'0" x 8'8" (3.67 x 2.66)

With central heating radiator, built-in wardrobe and double glazed window to the front.



### Bedroom Three

15'3" x 8'0" (4.67 x 2.44)

With central heating radiator, storage into eaves and double glazed windows to the side and rear.

### **Bedroom Four**

10'4" x 6'0" (3.15 x 1.85)

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



### **Family Bathroom**

7'4" x 6'0" (2.24 x 1.83)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, panelled bath with shower, chrome towel radiator and double glazed window to the side.



### **Outside**

To the front of the property is a driveway providing off road parking for three vehicles and access to the integral garage. To the rear is a mature garden with a well established lawn and a selection of shrubs and trees.

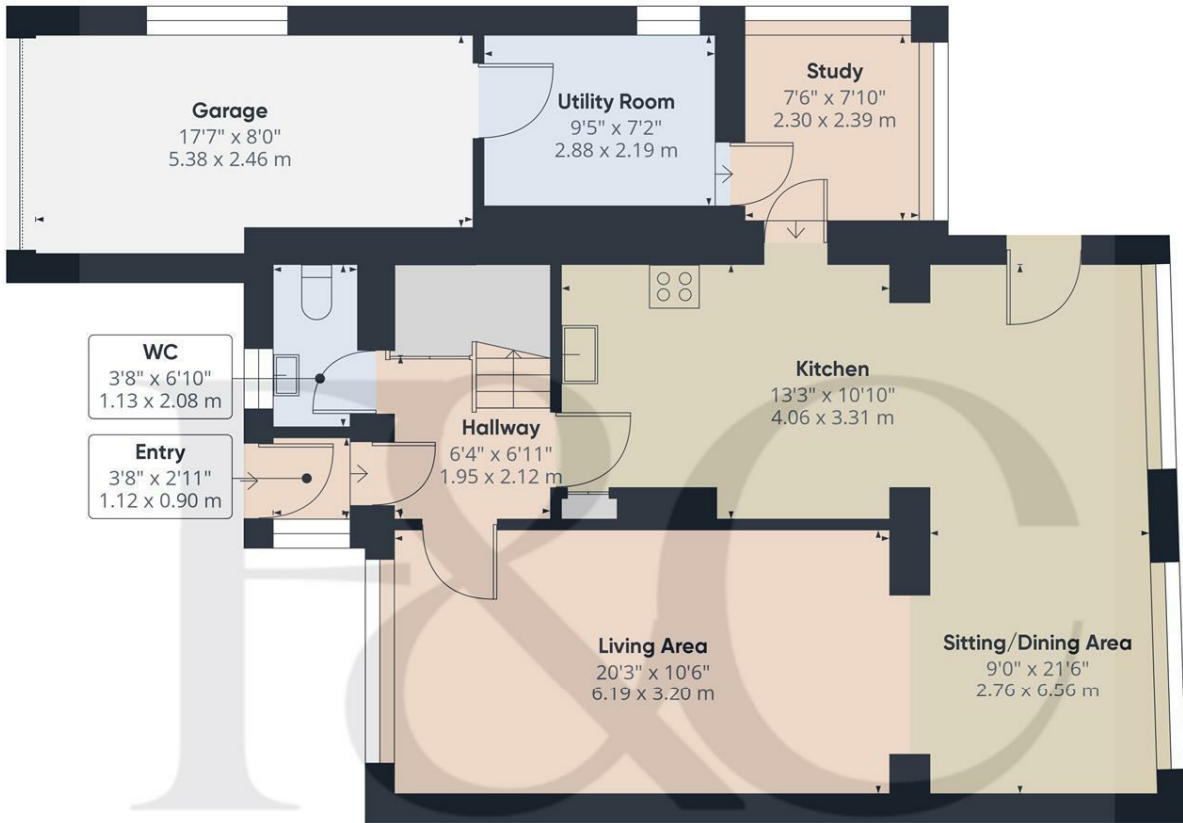


### **Integral Garage**

17'7" x 8'0" (5.38 x 2.46)

With door to the front.

**Council Tax Band E - Derby**



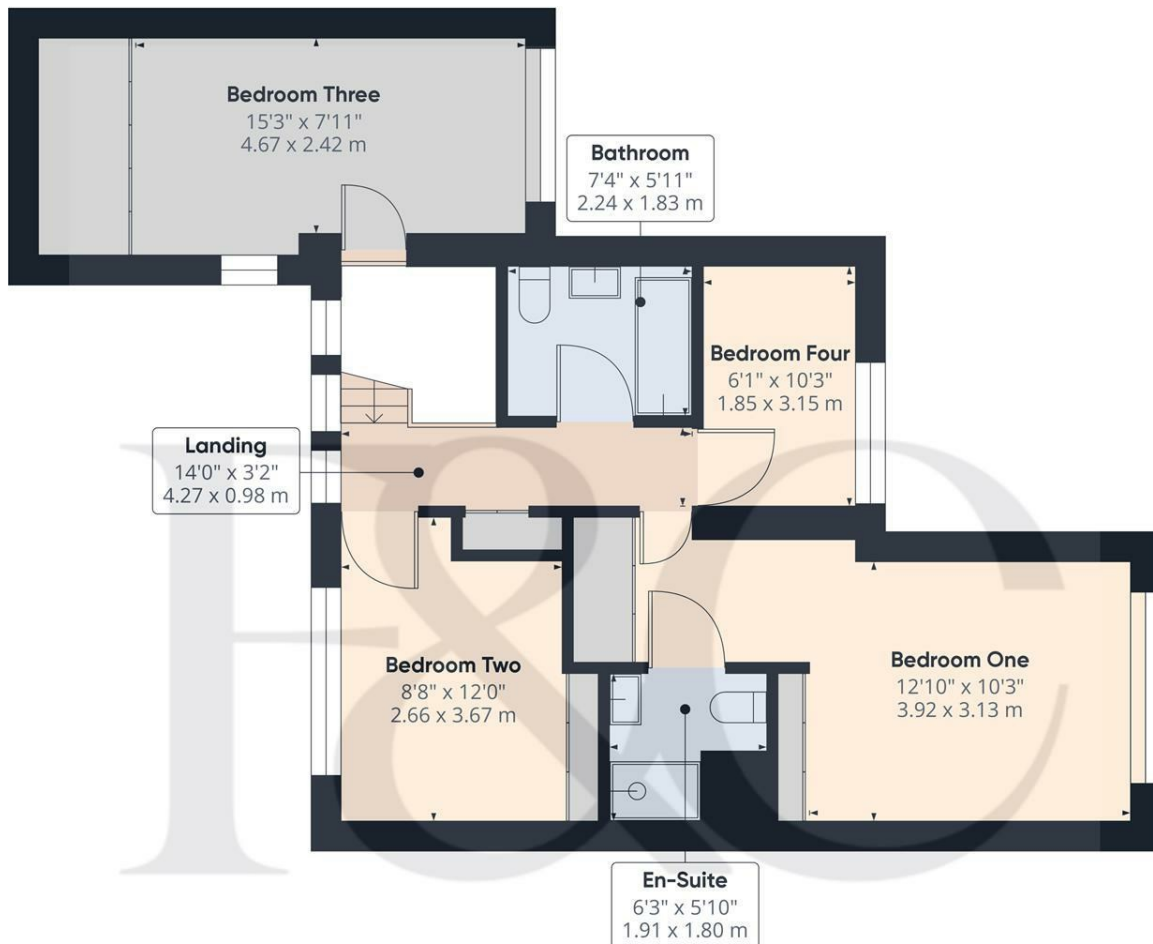
Floor 0

Approximate total area<sup>(1)</sup>  
992.48 ft<sup>2</sup>  
92.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Floor 1

Approximate total area<sup>(1)</sup>  
660.19 ft<sup>2</sup>  
61.33 m<sup>2</sup>

(1) Excluding balconies and terraces

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Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

210 Broadway  
Darley Abbey  
Derby  
DE22 1BP

Council Tax Band: E  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	