



86 Broadway, Derby, DE22 1BQ

£389,950



A highly appealing three bedroom period property benefitting from a large driveway and delightful rear garden, along with a detached two storey coach house which is suitable for many uses, located on the sought after Broadway.



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DIRECTIONS

From Derby city centre, head north via Kedleston Road turning right onto Broadway. Follow the road for a short distance and the property will eventually be found on the right hand side.

Internally, the gas centrally heated accommodation in brief comprises: Entrance hallway with stairs leading off to the first floor, cloakroom, charming lounge with a large sash window, separate dining room with two built-in store cupboards and open plan access into a fitted kitchen with Aga. To the first floor, there are two bedrooms along with a particularly large four piece family bathroom, whilst to the second floor, there is a third bedroom of generous size.

Externally, this delightful period property occupies a generous plot with a large block paved driveway to the front and side, with patio and lawn to the rear leading to the detached two storey coach house which is suitable for a variety of uses, including a home office, gym, bar or play room. There is also a second newly landscaped patio in front of the coach house.

Broadway is an established residential position close to Derby city centre and the two beautiful parks of Markeaton and Darley. There is a nearby primary school and a genuine community spirit within the 'Six Streets' area. Nearby amenities include a

grocery store, school and post office, whilst Derby city centre is less than a mile away with a full comprehensive range of amenities and facilities. Ease of access can be sought further afield via the A38 and A52 road network.

A viewing of both this highly appealing property with separate coach house can be highly recommended.

ACCOMMODATION

Entering through timber panelled stable door with attractive stained glass panel into:

ENTRANCE HALLWAY

Access from the side of the property, polished floorboards, stairs lead off to the first floor with attractive balustrade, useful under stairs store cupboard.

CLOAKROOM

Fitted with a low level WC and corner wash hand basin, vinyl floor covering, half tiled walls and extractor fan.

LOUNGE

14'1" x 12'0" (4.29 x 3.66)

Having polished floorboards and a feature fireplace along with a large refurbished sash window to the front elevation and matching side panels, timber panelled front door, built-in display shelving, TV aerial point and radiator.

SEPERATE DINING ROOM

12'3" x 12'2" (3.73 x 3.71)

Polished wooden floorboards throughout, two built-in store cupboards either side of the chimney breast, ample space for a dining table and chairs, radiator and open plan access into:

KITCHEN

11'7" x 10'8" (3.53 x 3.25)

Fitted with a good range of wall and base units, with matching wooden cupboard and drawer front, laminate work surfaces, stainless steel sink and drainer, Aga with two ovens and two hot plates, additional integrated electric oven and electric hob, integrated dishwasher, automatic washing machine, fridge and freezer. Wood effect vinyl floor covering, refurbished sash window overlooking the rear garden, additional side uPVC double glazed window, inset spotlights to the ceiling.

FIRST FLOOR

PASSAGED LANDING

With two side refurbished sash windows, stairs leading off to the second floor and radiator.

BEDROOM ONE

14'3" x 12'0" (4.34 x 3.66)

Enjoying front and side refurbished sash windows, polished floorboards and feature fireplace, radiator.

BEDROOM TWO

12'3" x 9'4" (3.73 x 2.84)

With internal glazed window, built in store cupboard and wardrobe.

LARGE FAMILY BATHROOM

11'10" x 10'8" (3.61 x 3.25)

Fitted with a large shower enclosure with bi-folding doors and mains shower with tiled surround, separate claw foot bath, low level WC and wash hand basin sat on a vanity unit, fitting for a tumble dryer, wall mounted boiler, uPVC double glazed window, polished floor boards and radiator.



SECOND FLOOR

BEDROOM THREE

14'10" x 13'5" (4.52 x 4.09)

Particularly spacious with a side wooden double glazed window, feature fireplace and two central heating radiators.

OUTSIDE

The property is relieved from the road behind a mature privet hedge and an 'L' shaped block paved driveway providing off-road parking, which in turn gives wide access to the rear which has a paved patio and pathways, expanse of lawn, raised vegetable beds, wooden shed and log store, greenhouse and brick built store shed. There is also a newly landscaped patio.

COACH HOUSE

Positioned at the bottom of the garden is the detached two storey brick built coach house. The current owners use this as a bar, home gym and office.

ROOM ONE

15'1" x 7'7" (4.60 x 2.31)

With a main timber panelled stable door, wooden flooring, side window and beam ceiling.

ROOM TWO

15'8" x 7'8" (4.78 x 2.34)

With tri-folding doors opening up to the garden, tiled floor, log burning stove, beamed ceiling and a feature spiral staircase giving access to the first floor.

ROOM THREE

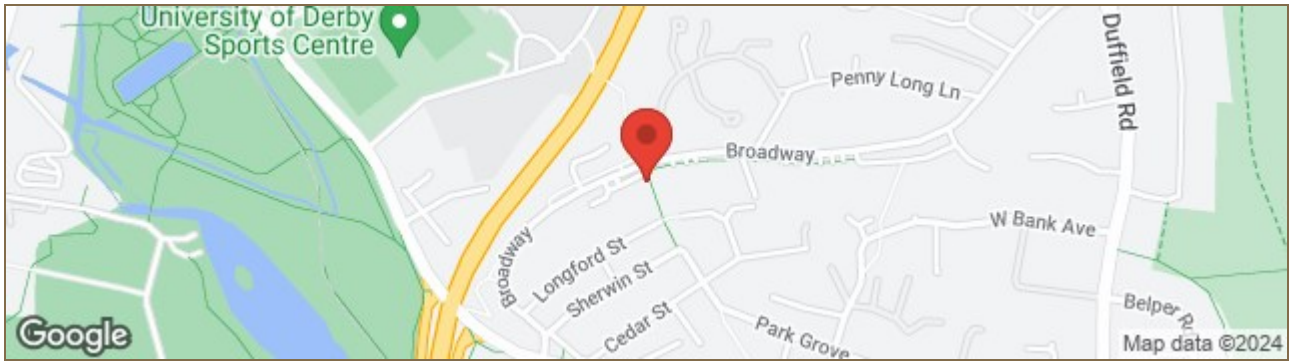
16'6" x 15'3" (5.03 x 4.65)

With a side Juliet balcony, wooden floorboards and Velux window.

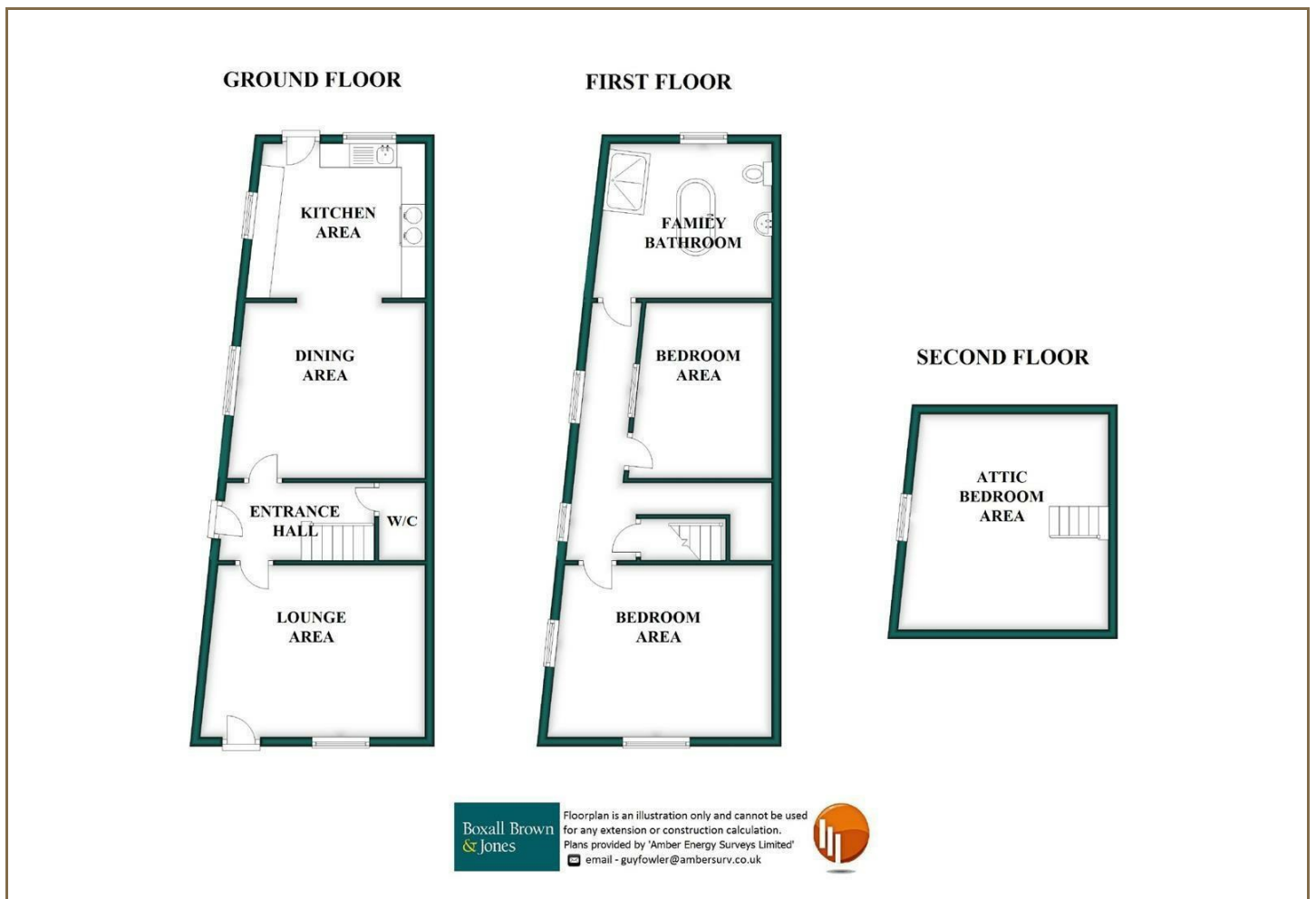




Road Map



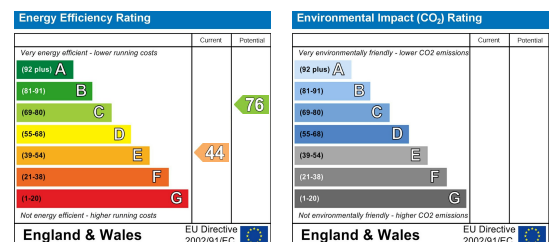
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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