



## 6 Broadway Park Close, Derby, DE22 1BU

**£450,000**



Enjoying a secluded cul-de-sac position is this particularly spacious and attractive detached family home featuring four bedrooms, three reception room, beautiful kitchen, private landscaped gardens and detached double garage.



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## **DIRECTIONS**

Approaching from the city centre on Kedleston Road, turn right onto Broadway, follow the road a short distance where Broadway Park Close will be found on the left and the subject property at the head of the cul-de-sac.

From Duffield Road, head north towards Darley Abbey turning left onto Broadway by the Broadway public house, continue towards the end of the street where Broadway Park Close will be found on the right and the subject property at the head of the cul-de-sac.

The sale of this superb family home is attractively offered with no upward chain.

The neutrally decorated, gas centrally heated and double glazed accommodation comprises, formal entrance hallway with stairs leading to the first floor, cloakroom, study, dining room, large lounge with modern gas fire and French doors, modern re-fitted kitchen with breakfast bar and separate utility room. To the first floor a pleasant landing area with open ceiling lead to four very well proportioned bedrooms, two of which with fitted wardrobes and the principal with ensuite, there is finally the main bathroom with shower over bath.

The property continues to impress externally having low maintenance landscaped gardens

to the rear providing the perfect entertaining and relaxing area, planted section leading to an area suitable for a child's play area, trampoline etc. To the front is a further low maintenance garden and driveway leading to a detached double garage.

The property is located on a small private cul-de-sac in the sought after Broadway area of Derby between the roads of Duffield and Kedleston. The superb location allows for ease of access to the splendid parks of Darley and Markeaton along with useful local conveniences and into the city centre. Travel further afield or commuting is also made easy by the nearby road links for the A38 and A52 networks.

A very spacious, impressive family and location home worthy of a detailed internal viewing.

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

A very welcoming formal hallway with access being provided to all principal rooms, main composite front door, stairs lead to the first floor with useful cupboard beneath, radiator.

### **CLOAKROOM/WC**

7'5" x 3'8" (2.26m' x 1.12m')

Fitted with a classic cloakroom suite of a low level WC and wash basin, window and radiator.

## DINING ROOM

13'6" x 8'10" (4.11m" x 2.69m")

A formal separate dining room offering additional uses, positioned to the front of the property with window and radiator.

## STUDY

8'11" x 8'03" (2.72m" x 2.51m")

Currently used as a TV room but would make the ideal home office being positioned to the front of the property with window and radiator.

## LOUNGE

15'9" x 14'2" (4.80m" x 4.32m")

A spacious lounge with wide French doors leading directly into the rear garden, the room features a modern log effect gas fire with surround and hearth, ample space for furniture, media connections and two radiators.

## KITCHEN

10'4" x 9'7" (3.15m" x 2.92m")

Beautifully re-fitted with a range of wall and base units with a stylish choice of cupboard

and drawer fronts, plentiful work surfaces including a breakfast bar, tiled walls, electric oven with five burner gas hob and extractor fan over, integrated dishwasher with space for a fridge freezer, tiled flooring with underfloor heating, inset spotlights to ceiling, double glazed window to rear, radiator.

## UTILITY ROOM

7'5" x 5'02" (2.26m" x 1.57m")

Having a further range of fitted cupboards, work surface and contemporary styled sink, plumbing and space for both laundry appliances along with a further upright fridge freezer, wall mounted boiler (newly installed November 2023), door to rear and radiator.

## FIRST FLOOR

### LANDING

Attractive landing area with open ceiling and feature front facing window, loft access, airing cupboard, radiator.



## PRINCIPAL BEDROOM

12'8" x 11'09" (3.86m" x 3.58m")

With fitted wardrobes, double glazed window overlooking the rear garden, ceiling fan and radiator.

## EN-SUITE SHOWER ROOM

8'11" x 3'07" (2.72m" x 1.09m")

Nicely appointed with a shower cubicle with screen door, electric shower and tiled walls, wash basin sat on a vanity unit and low level WC, window, extractor fan and radiator.

## BEDROOM TWO

12'05" x 9'9" (3.78m" x 2.97m")

Also with rear facing window overlooking the garden, fitted wardrobes and radiator.

## BEDROOM THREE

9'06" x 9'1" (2.90m" x 2.77m")

A good sized child's bedroom with front facing window and radiator.

## BEDROOM FOUR/OFFICE

8'11" x 8'06" (2.72m" x 2.59m")

A further generous fourth bedroom also with front facing window and radiator.

## FAMILY BATHROOM

6'8" x 6'5" (2.03m" x 1.96m")

Appointed with a three piece white suite comprising a panelled bath with electric shower over, a wash basin and WC are both neatly fitted into a vanity unit, surrounding tiling, window, extractor fan and radiator.

## OUTSIDE

Externally there are low maintenance landscaped gardens to the rear providing the perfect entertaining and relaxing area, a pizza oven and covered pergola are included in the sale. There is a planted section with well stocked plants and shrubs and with sleeper borders with steps leading to an area suitable for a child's play area, trampoline etc.

To the front is a further low maintenance garden and driveway leading to a detached double garage.

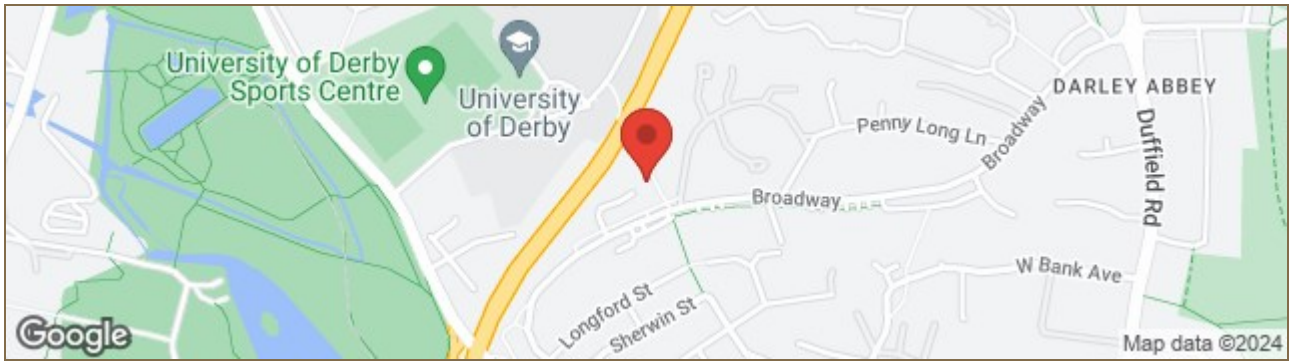
## DOUBLE GARAGE

With twin up and over doors, power and light.

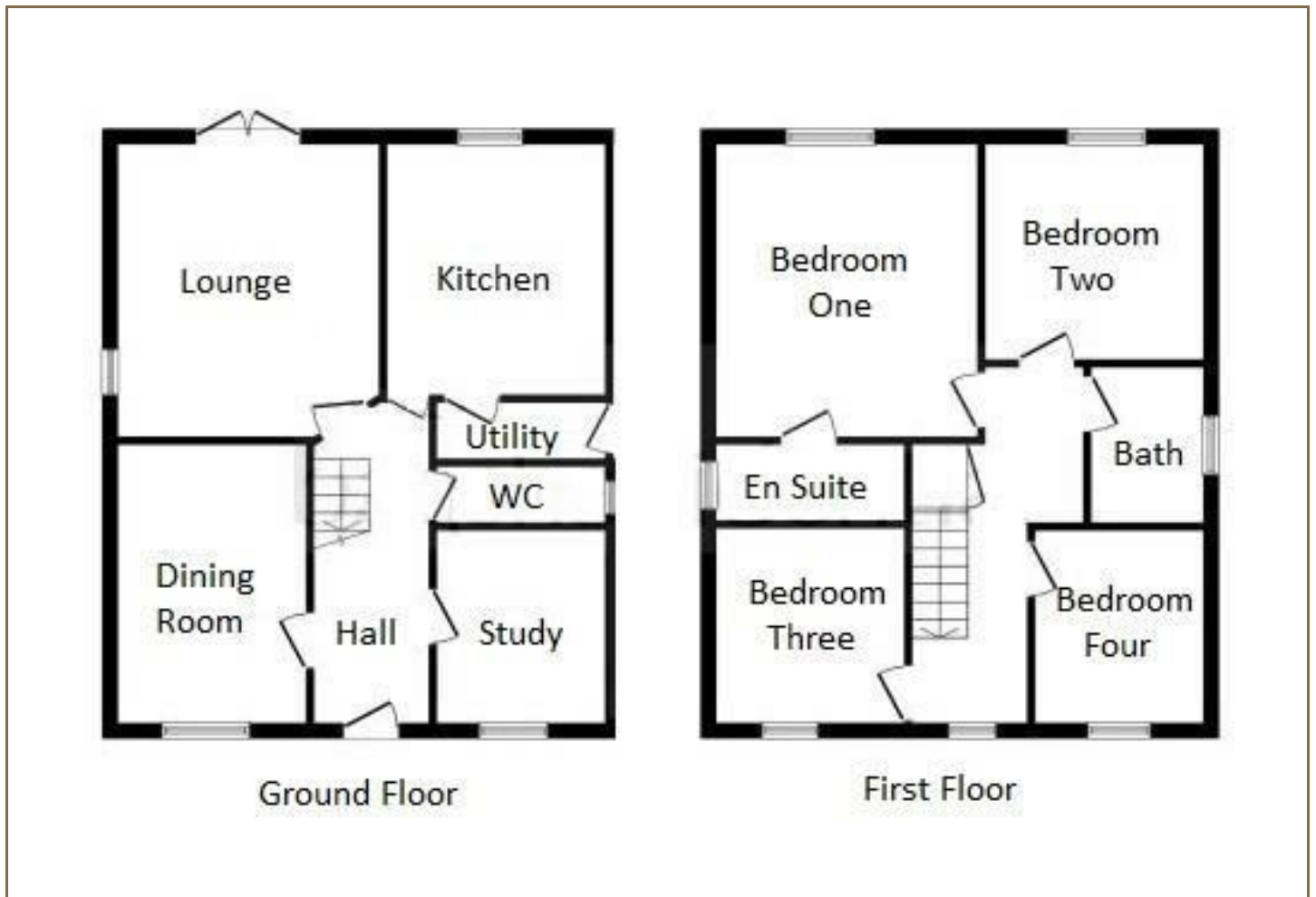




## Road Map



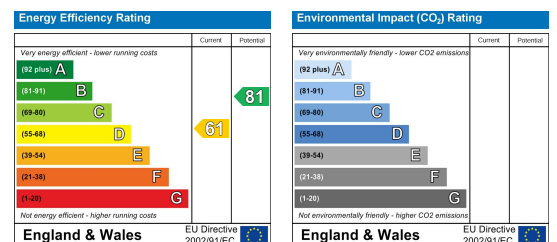
## Floor Plan



## 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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