

Broadway, Darley Abbey, Derby

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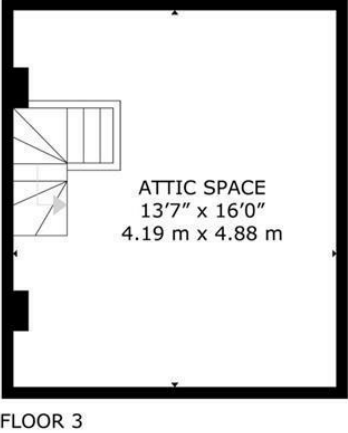
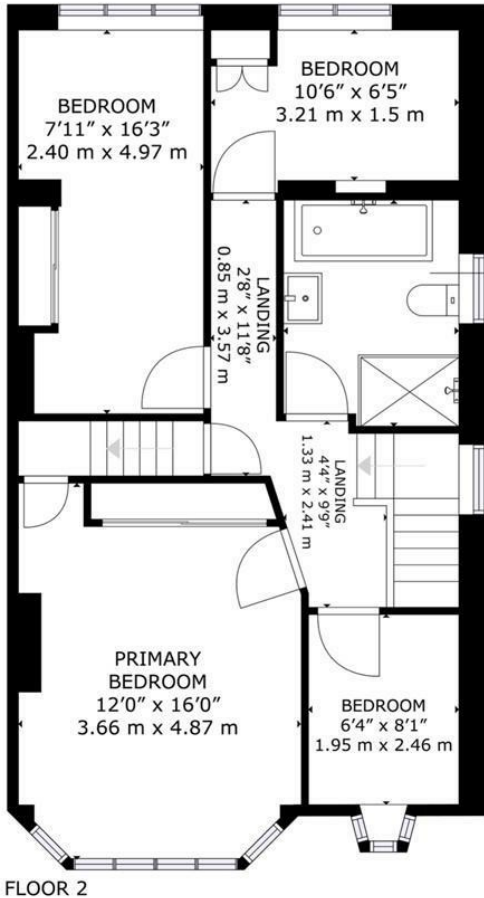
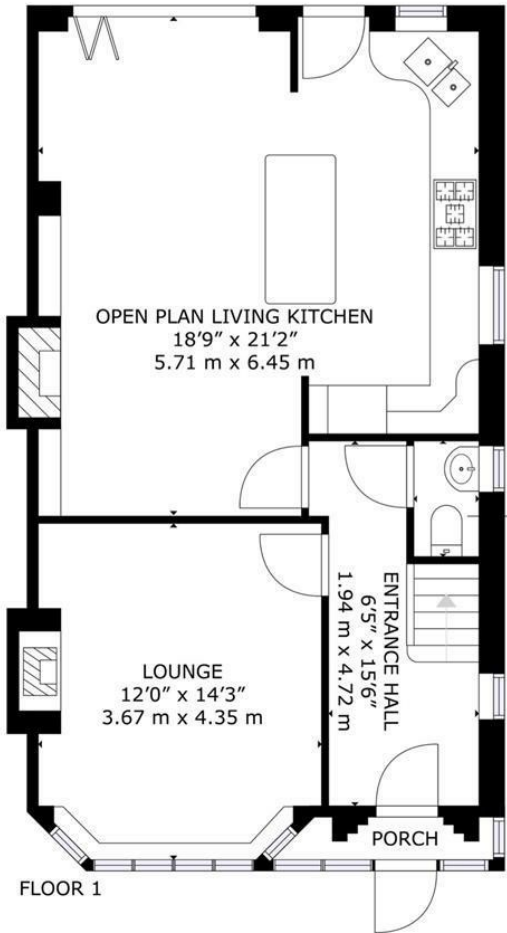


Broadway, Derby, DE22 1BP

Guide price £425,000



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 669 sq.ft, 62 m², FLOOR 2: 641 sq.ft, 59 m²
 TOTAL: 1310 sq.ft, 121 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





BEAUTIFUL EXTENDED HOME IN PREMIER LOCATION - A most attractive, extended four bedroom bay fronted 1930's semi-detached home of style and character, offering around 1300 square feet of beautifully appointed living accommodation. The property occupies this popular mature residential location on this highly sought after tree lined avenue, close to Darley Abbey Village, Darley Park and Markeaton Park.

This property has been impeccably maintained and offers a quality specification and stylish standard of presentation. An internal inspection is strongly recommended to fully appreciate the quality of accommodation on offer

The accommodation benefits from a combination boiler gas central heating system, uPVC double glazing and in brief comprises, on the ground floor: entrance porch, entrance hallway, cloaks wc, lounge with bay window, superb extended open plan living dining kitchen with bi-folding doors and stunning contemporary kitchen with dining island with Corian worksurfaces. The first floor landing leads to four bedrooms and beautifully appointed contemporary four piece bathroom suite.

The property also offers exciting potential for the creation of an attic bedroom with a fixed staircase already being in place leading from the first floor landing to the partially boarded attic space. (subject to necessary planning consent being obtained)

Outside, to the front of the property there is a double width block paved driveway and there is double gated access leading to a wide pathway with access to a detached brick built garage/store. There is a delightful raised level hardwood decked seating area with steps leading down to generous mainly lawned south facing rear garden.

- Spacious Extended 1930's Style Semi-Detached Home
- Premier Location - Beautiful Tree-Lined Position
- Superb Extended Open Plan Living Kitchen with Bi-Folding Doors
- Potential for Attic Conversion (Subject to Planning Consent)
- Generous Mature South Facing Rear Garden
- Beautifully Presented & Quality Specification
- Porch, Entrance Hallway, WC & Lounge with Bay Window
- Four Bedrooms & Four Piece Contemporary Bathroom
- Detached Brick Built Garage/Store
- Close to the beautiful Darley Park & Darley Mills







LOCALITY & AMENITIES

The property is situated in this premier location on this beautiful tree-lined avenue between Kedleston Road and Duffield Road, located close to Derby City Centre and Darley Abbey village. Just a short walk away are the beautiful Darley Park and Markeaton Park.

Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper. There is also a Doctors surgery on Kedleston Road and a shops including a post office.

Educational facilities close to hand, there are a number of infant, primary and secondary schools close by. Private education is also available in the village at The Old Vicarage.

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce and Derby Railway Station.

THE ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance through uPVC double glazed doorway into the entrance porch. Fitted with uPVC double glazed windows to the front and side elevation with leaded effect, built-in footmat and entrance through a beautiful original oak panelled door into the entrance hallway.

Entrance Hallway

15'6 x 6'5 (4.72m x 1.96m)

Fitted with grey wood grain effect flooring, central heating radiator, uPVC obscure glazed window to the side elevation, staircase leading through to the first floor landing with wooden handrail, wall mounted Hive smart digital thermostat, traditional wood panelled doors giving access through to the downstairs WC, lounge and superb open plan dining kitchen.

Downstairs WC

Fitted with a two piece suite with low level suite with chrome push button flush, ceramic wash hand basin with a white high gloss vanity unit with chrome handles and chrome Monobloc mixer tap, recessed LED downlighters, Karndeian tiled floor, modern chrome style heated towel rail and uPVC obscure glazed window to the side elevation.

Stylish Lounge

14'3 into bay x 12'0 (4.34m into bay x 3.66m)

Feature fireplace with oak lintel, cast iron coal effect gas burner standing on a slate tiled hearth, TV point, central heating radiator and uPVC double glazed bay window to the front elevation with leaded effect glass and full fibre broadband.

Superb Extended Open Plan Dining Kitchen

21'2 x 18'9 (6.45m x 5.72m)

Living Dining Area

Fitted with Karndeian tiled floor, two central heating radiators, TV point, feature fireplace with brushed stainless steel frame, built-in feature oak shelving unit built into the recess and aluminum bi-folding doors giving access through to the rear decking area.

Kitchen Area

Beautiful contemporary kitchen designed and installed by Ascot Kitchens, fitted with cream high gloss wall and base units with handless design and soft closing drawers, light blue Corian roll edged work surface over with matching splashback, moulded one and a half bowl sink unit with draining grooves built into the Corian work surface and brushed stainless steel Grohe mixer tap. There is an integrated Siemens dishwasher, Siemens double electric fan ovens and grill, Siemens Induction five ring hob with glazed splashback and extractor unit over, integrated Siemens automatic washing machine, integrated Siemens microwave and pull-out larder unit. Feature central dining island with base units, integrated low level fridge and freezer, roll edged light blue Corian work surface over. Karndeian tiled floor, recessed LED downlighters, plinth fan heater, uPVC double glazed windows to the rear elevation, uPVC obscure double glazed window to the side elevation and uPVC door giving access through to the rear garden.

FIRST FLOOR

Staircase leading through to the first floor landing from the entrance hallway.

Landing

Fitted with uPVC obscure glazed window to the side elevation, smoke alarm and traditional wood panelled doors giving access through to all four bedrooms and the bathroom. There is also stairs leading up to the attic space.

Primary Bedroom

16'0 into bay x 12'0 (4.88m into bay x 3.66m)

Fitted with built-in mirrored slide door wardrobes, under stairs storage cupboard, TV point, central heating radiator and uPVC leaded double glazed window to the front elevation.

Bedroom Two

16'3 x 7'11 (4.95m x 2.41m)

Fitted with built in mirrored slide door wardrobes, TV point, central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Three

10'6 x 6'5 (3.20m x 1.96m)

Fitted with built in pine wardrobes, TV point, central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Four

8'1 x 6'4 (2.46m x 1.93m)

Fitted with central heating radiator, TV point and uPVC box style bay window to the front elevation with leaded effect.

Contemporary Bathroom

9'7 x 7'5 (2.92m x 2.26m)

Fitted with a white suite comprising low level WC, wall mounted ceramic wash hand basin with cream high gloss drawers below with chrome handles, chrome Monoblock mixer tap, ceramic tiled splashback and backlit heated mirror with shaving point, free standing contemporary bath with chrome mixer tap having chrome recessed tap control. Separate double width shower sliding glazed door, chrome mains fed shower unit with shower attachment plus ceramic tiled splashback with feature ceramic tiled vertical border. Two chrome ladder style heated towel rails, Karndeian tiled floor, feature recessed shelf with mirrored backing, recessed LED downlighters, extractor fan and uPVC obscure glazed window to the side elevation.

SECOND FLOOR

Staircase leading off the first floor landing up to the Attic space.

Attic Space

16'0 x 13'7 (4.88m x 4.14m)

Being partially board with insulated loft space, power and lighting plus access to the wall mounted Baxi combination boiler. This attic space offers good potential for a spacious attic conversion (subject to necessary planning consent being obtained)

OUTSIDE

Frontage & Driveway

To the front the property has a treelined position set back behind mature trees and a grass verge. There is a generous block paved driveway providing off road car standing for around three vehicles and there is a hedgerow and walled boundary with planting beds to the front. There is an outside waterproof double socket and hardwood double opening timber gates leading through to the side pathway/storage area.

Enclosed Pathway/Storage Area

Side tarmacadamed pathway/storage area leading through to the enclosed rear garden and a generous brick store/garage. Outside cold water tap to side and gated access into the rear garden and hardwood double gated access to the driveway.

Detached Brick Built Garage/Store

Fitted with built-in drawer and base units with roll edged laminated work surface over, built-in shelving units, power and light, uPVC double glazed window to the rear elevation and side personal access door.

Generous South Facing Rear Garden

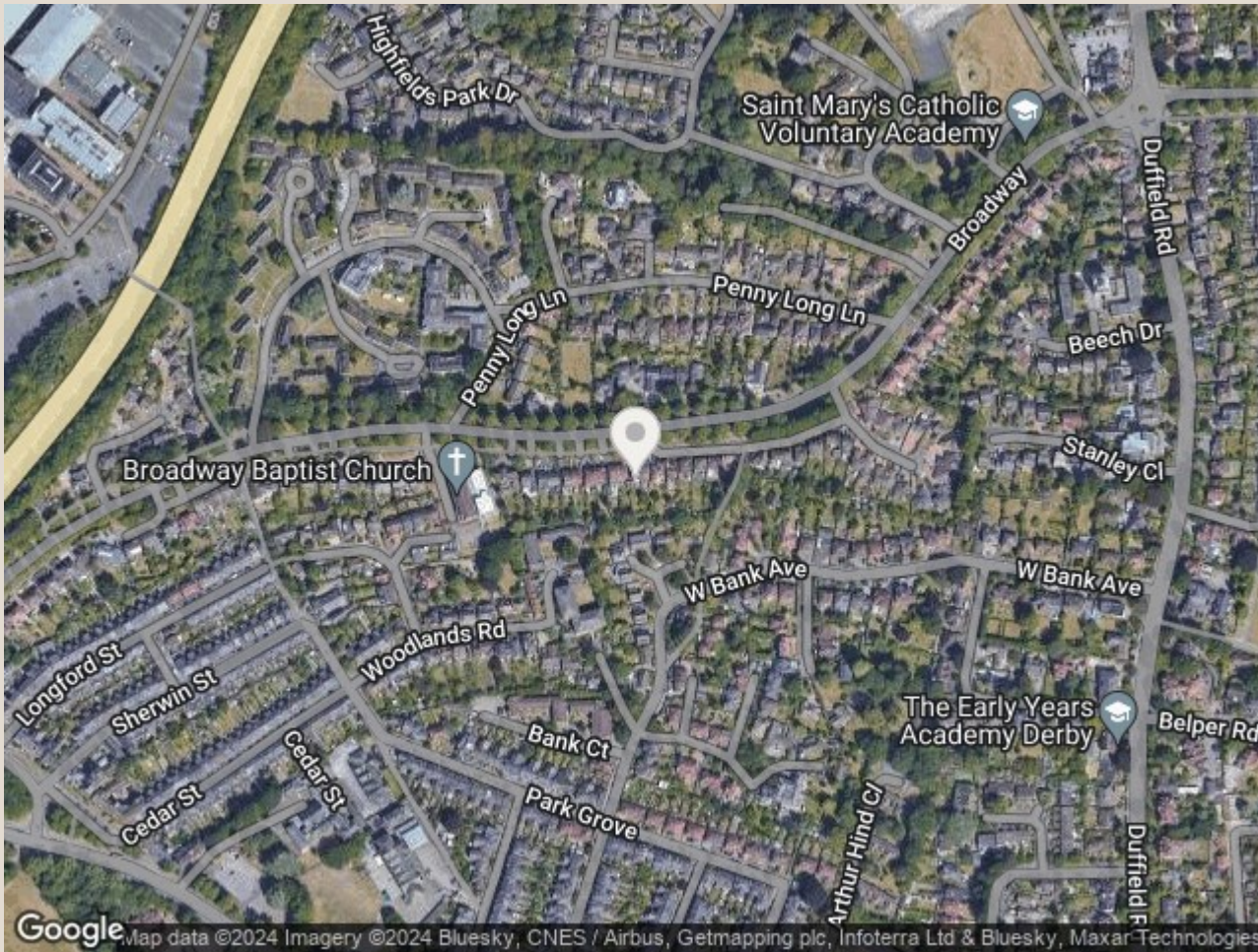
Generous hardwood timber framed decked area has an electric awning, LED security light and steps leading down to a most generous shaped lawn with stepping stone pathway towards the bottom end of the garden, has well stocked planting beds and a fence panel and hedgerow boundary. There is also a Keter 7ft x 7ft shed at the bottom of the garden.

Measured by Matterport

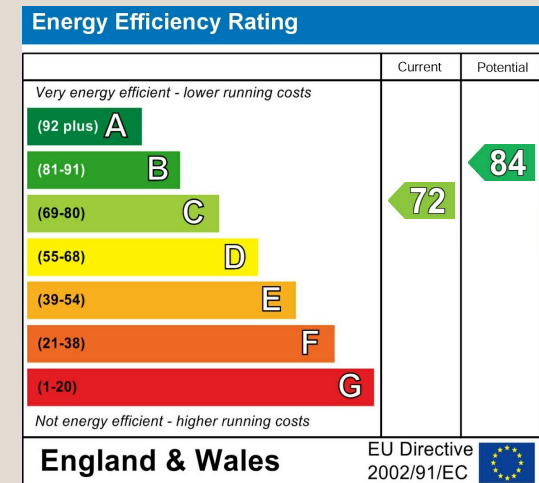
The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

Council Tax Band - D

Derby City Council



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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