

Broadway, Darley Abbey, Derby

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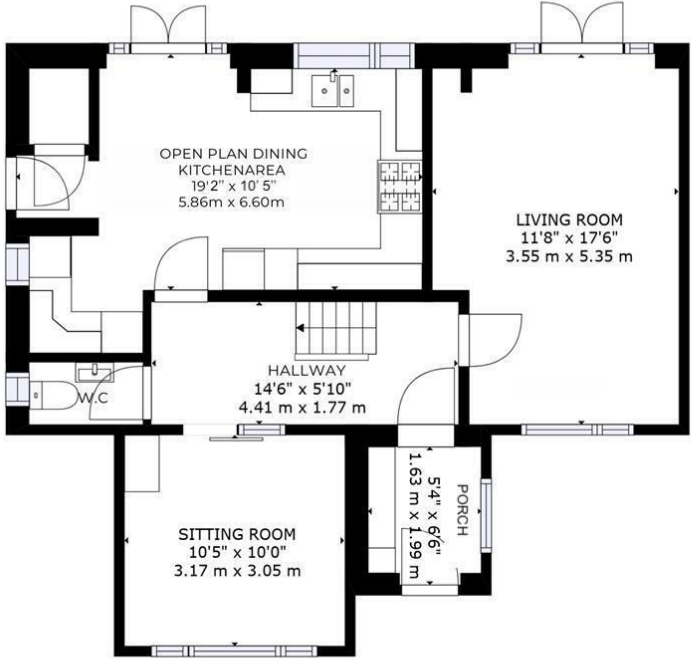


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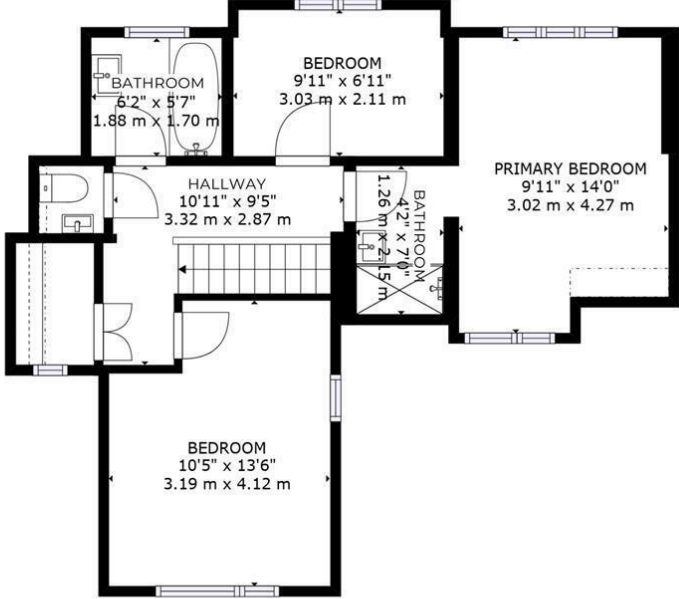
Price £399,950



# Floor Plan



FLOOR 1



FLOOR 2

**GROSS INTERNAL AREA**  
 FLOOR 1: 687 sq. ft, 64 m<sup>2</sup>, FLOOR 2: 521 sq. ft, 48 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 16 sq. ft, 1 m<sup>2</sup>  
**TOTAL: 1208 sq. ft, 112 m<sup>2</sup>**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







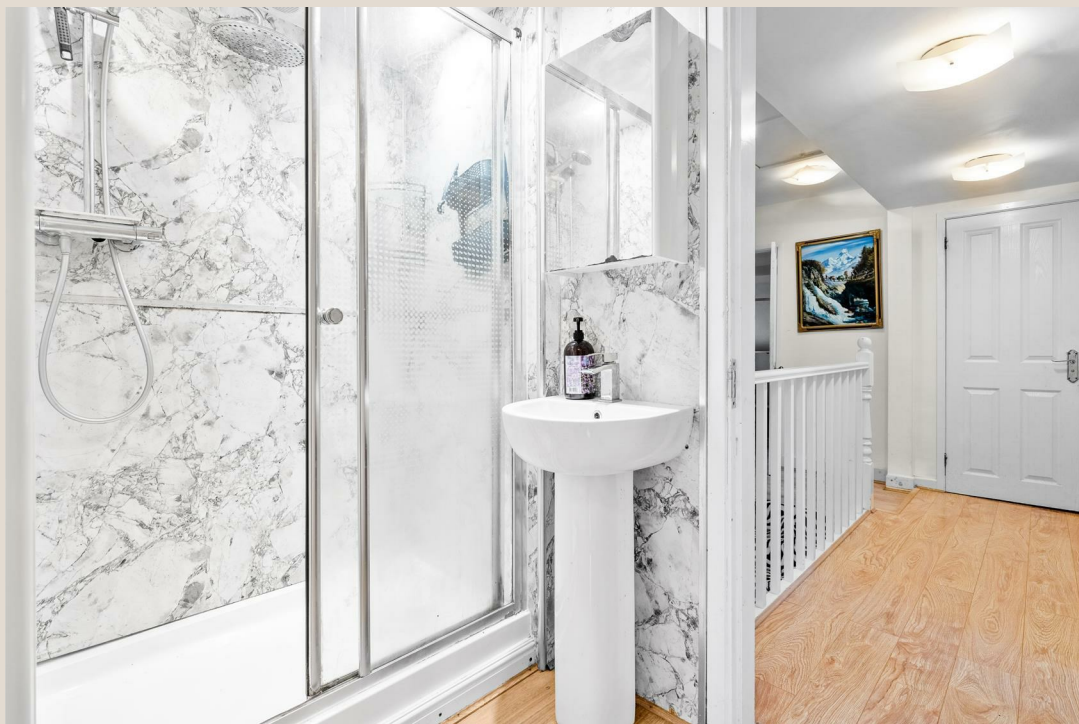
DELIGHTFUL POSITION CLOSE TO DARLEY PARK - Detached family home occupying this popular mature residential location on this highly sought after tree lined avenue, close to Darley Abbey Village and Darley Park. The property offers exciting potential for extension (subject to necessary planning consent being obtained) and benefits from a south facing rear garden. The property is also located just a short walk away from Derby University's main Kedleston Road site and also within easy access of Derby City Centre.

The accommodation benefits from a combination boiler gas central heating system, uPVC double glazing and in brief comprises, on the ground floor: entrance porch, hallway, cloaks wc, living room, sitting room, open plan dining kitchen with utility area. The first floor landing gives access to three bedrooms, storage/wardrobe, bathroom and separate wc. The primary bedroom also has an open plan en-suite shower area.

Outside, to the front of the property there is a block paved driveway leading to a single attached brick built garage and a lawned foregarden. There is gated access leading to the south facing rear garden with generous paved patio area, area laid to lawn and a timber framed summerhouse.

- Detached Family Home set in highly sought after Location
- Exciting Potential for Extension (Subject to Planning Consent)
- Entrance Hall, Cloaks WC, Living Room & Sitting Room
- Three Bedrooms, Bathroom & Separate WC
- Block Paved Driveway, Single Garage & South Facing Garden
- Delightful Tree-Lined Road just a short walk away from Darley Park
- Gas Central Heating & uPVC Double Glazing
- Open Plan Dining Kitchen with Utility Area
- Primary Bedroom with Open Plan En-Suite Shower Area
- Close to Darley Abbey Village & Easy Access to Derby City Centre









## LOCALITY & AMENITIES

The property is situated between Kedleston Road and Duffield Road, which is a convenient and sought after residential area. It is close to Darley Abbey village and offers a general store, historic church, public houses (The Broadway and The Abbey) and a regular bus service operates along Duffield Road (A6).

The beautiful Darley Park which borders Darley Abbey village offers a café and Darley Abbey Mills offer a wine bar, Llorentes tapas restaurant and fine dining at the restaurant, Darley's with delightful views of the weir and leading to very pleasant walks along the banks of the River Derwent. It also has a nature reserve known as Nutwood.

Allestree and Markeaton Parks both have golf courses and fishing lakes and are easily accessible from the property.

Excellent educational facilities are close at hand to include primary schools (Walter Evans in Darley Abbey and St Mary's Catholic School) and secondary education at St Benedict's and Woodlands in Allestree. Private education is a short distance away at the Old Vicarage in Darley Abbey. Derby High School and Derby Grammar School for Boys are approximately 5 miles away in Littleover.

Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Pride Park, Derby University, The Royal Derby Hospital, Rolls-Royce and Toyota.

## THE ACCOMMODATION

### GROUND FLOOR

Entrance through uPVC double glazed doorway into the:

#### Entrance Poroh

has laminated tiled floor, uPVC obscure glazed window to the side elevation, built-in storage cupboards, built-in coat hooks and a wood panelled entrance door with obscure glazed inset having stained glass lead effect windows.

#### Entrance Hallway

14'6 x 5'10 (4.42m x 1.78m)

fitted with oak effect laminate flooring, central heating radiator, alarm keypad, doors giving access through to downstairs WC, lounge, dining room and dining kitchen.

#### Downstairs WC

fitted with a two-piece white suite comprising wall mounted ceramic wash basin with ceramic tiled splashbacks, low level WC with chrome push button flush, oak effect laminate flooring and wood unit obscure double glazed window to the side elevation.

#### Living Room

17'6 x 11'8 (5.33m x 3.56m)

fitted with a timber pine clad wall with built-in shelf having wall mounted electric log effect picture style fireplace and wall mounted stainless steel up and down lighter. There is a telephone point, TV point, oak effect laminate flooring, central heating radiator and uPVC double glazed French doors opening out onto the rear garden with matching side panelled windows.

#### Sitting Room

10'5 x 10'0 (3.18m x 3.05m)

fitted with oak effect laminate flooring, central heating radiator, built-in storage cupboard with drawer unit and uPVC double glazed window to the front elevation.

#### Open Plan Dining Kitchen

19'2 maximum x 10'5 (5.84m maximum x 3.18m)

has kitchen area, dining area and utility area.

#### Kitchen Area

fitted with a range of Shaker style units with solid oak wood block work surface over, integrated stainless steel Indesit electric oven, five ring gas hob, glazed splashback and stainless steel extractor unit over. There is a composite one and a half bowl sink drainer unit with swan neck style mixer tap, integrated dishwasher and tall built-in storage cupboard.

#### Dining Area

has oak effect laminate flooring, central heating radiator and uPVC double glazed French doors opening out onto the rear garden with matching side panelled windows. Side access through traditional wood panelled door providing access to the side pathway. Off the dining area is the:

#### Boiler Cupboard

houses the wall mounted Worcester Bosch combination boiler, gas meter, built-in shelving and plumbing for the automatic washing machine.

#### Utility Area

has a tall built-in storage cupboard, built-in base cupboards in Shaker style units, solid oak wood block work surface over, wall mounted cupboards, central heating radiators, space for a condensing dryer, oak effect laminate floor and wood unit double glazed window to the side elevation.

## FIRST FLOOR

### Landing

Fitted with oak effect laminate flooring, central heating radiator, loft access and doorway giving access through to the to all three bedrooms, bathroom and separate wc.

### Walk-in Wardrobe / Storage Area

again with oak effect laminate flooring, built-in chrome hanging rails and feature circular single glazed window to the front elevation.

### Primary Bedroom

14'0 x 9'11 (4.27m x 3.02m)

has oak effect laminate flooring, central heating radiator and uPVC double glazed windows to the front and rear elevations.

### Open Plan En-Suite Shower Area

7'0 x 4'2 (2.13m x 1.27m)

with double width shower and sliding glazed door with marble effect splashback aqua-boards, wall mounted Grohe chrome mains fed shower attachment with rain shower head above, pedestal wash hand basin with chrome Monoblock mixer tap, white ladder heated towel rail, wall mounted mirrored bathroom cabinet, recessed LED downlighters and extractor fan.

### Bedroom Two

13'6 x 10'5 (4.11m x 3.18m)

fitted with oak effect laminate flooring, central heating radiator and uPVC double glazed windows to the front and side elevations.

### Bedroom Three

9'11 x 6'11 (3.02m x 2.11m)

fitted with oak effect laminate flooring, central heating radiator and uPVC double glazed window to the rear elevation.

### Bathroom

6'2 x 5'7 (1.88m x 1.70m)

fitted with a panelled Jacuzzi bath fitted with folding glazed shower screen, chrome shower mixer attachment, wall mounted ceramic wash hand basin with chrome Monoblock mixer tap, ceramic tiled splashbacks, wall mounted bathroom cabinet, strip light with shaver point, extractor fan, built-in storage cupboard, central heating radiator, recessed LED downlighters and uPVC double glazed window to the rear elevation.

### Separate WC

fitted with low level WC, wall mounted ceramic wash hand basin with ceramic tiled splashbacks, oak effect laminate flooring, central heating radiator and extractor fan.

## OUTSIDE

The property stands delightfully set back from the beautiful tree lined road, there is a block paved driveway to the front providing off road car standing for around three vehicles, lawned garden, paved pathway access to both sides with timber gated access to the right hand side leading through to the enclosed rear garden.

Block paved pathway to the left hand side of the property leading to an extensive raised level patio area, steps leading down onto a further patio area, area laid to lawn, raised level planting beds, generous timber framed summer house with double opening glass panelled doors and glass panelled windows to either side. There is a further timber framed shed and:

### Frontage & Driveway

Lawned foregarden, block paved driveway leading to the

### Single Attached Garage

17'6 x 8'2 (5.33m x 2.49m)

Fitted with power and lighting, obscure single glazed window to the rear elevation, personal access door and up and over door to the front.

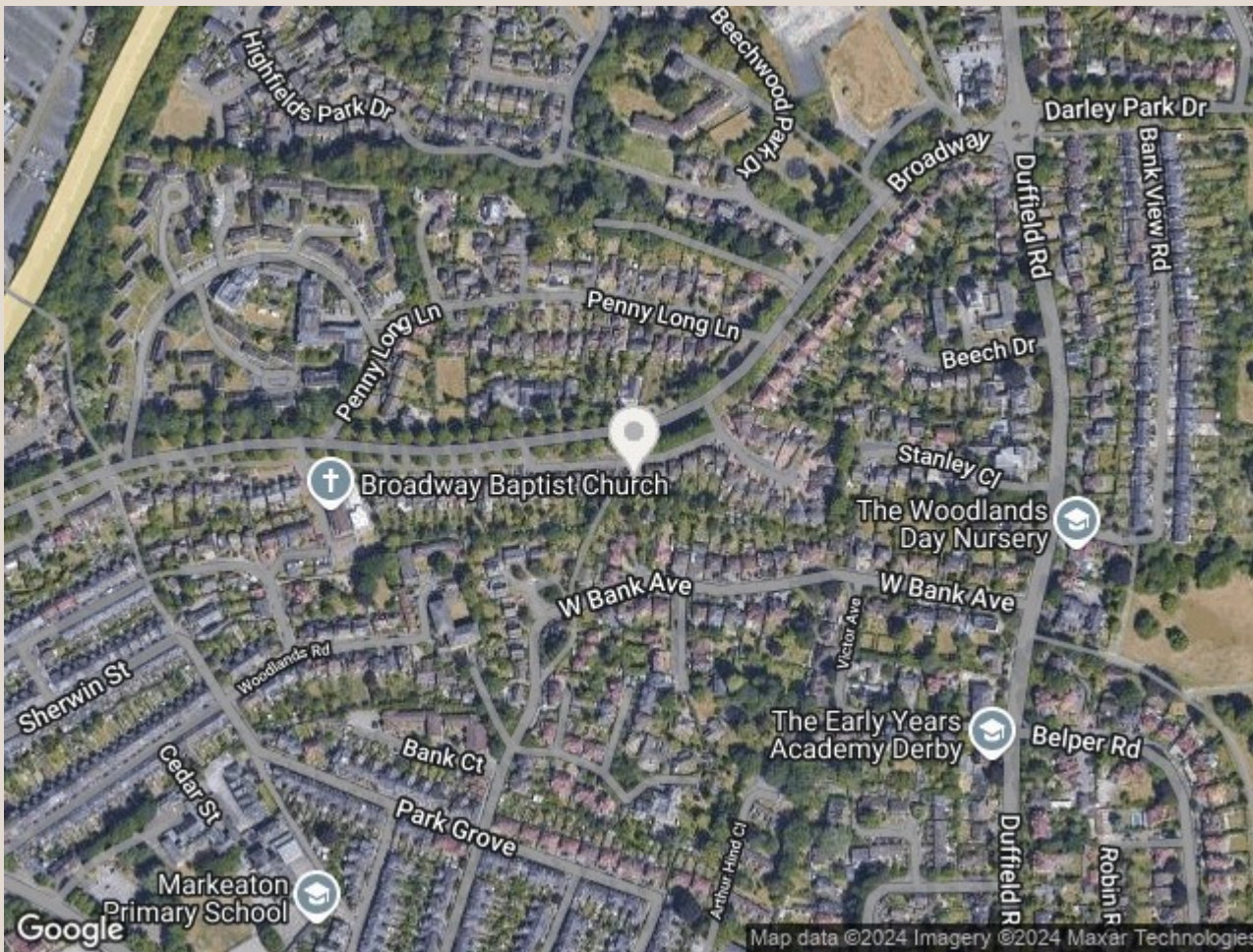
### Enclosed Rear Garden

### Measured by Matterport

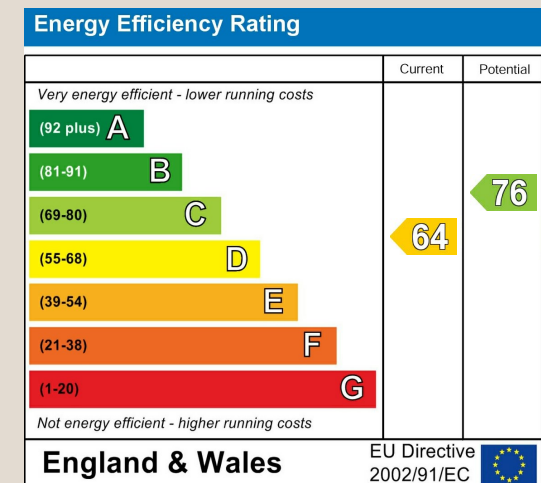
The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

### Council Tax Band

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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