



**Staunton Church Broughton Road, Foston Derby DE65 5PW**



**welcome to**

**Staunton Church Broughton Road, Foston Derby**

A spacious and well-maintained two-bedroom detached dormer bungalow, with an abundance of potential, nestled in a hamlet near Foston and close to the villages of Hatton and Church Broughton. Set on a generous wraparound plot with garage, off-road parking, and mature gardens.



### Entrance Porch

5' x 5' 10" ( 1.52m x 1.78m )

Brick-based with UPVC double-glazed surround and UPVC entrance door. Finished with vinyl flooring and providing a practical transition into the main home.

### Entrance Hall

16' 8" max x 5' plus recess ( 5.08m max x 1.52m plus recess )

Spacious hallway offering access to ground floor rooms. With access to an airing cupboard, housing the hot water cylinder. Wooden spindles and balustrade on the staircase, leading up to the first floor.

### Lounge

14' 2" max x 20' max ( 4.32m max x 6.10m max )

A bright and inviting main reception room, beautifully presented with carpeted flooring, a large bay window to the front elevation, plus additional front, and side windows, creating a bright and airy room. A true focal point of the room is the stone fireplace with marble hearth and surround, housing a gas fire-perfect for evenings in along with three radiators. This generously proportioned lounge offers flexibility for various furniture layouts and is ideal for both everyday family living and formal entertaining.

### Dining Room

12' x 9' 11" ( 3.66m x 3.02m )

Spacious and carpeted, the dining room provides a central hub for family meals and entertaining with a useful serving hatch to the kitchen. Glazed double doors lead to the adjoining sunroom.

### Kitchen

12' x 9' 11" ( 3.66m x 3.02m )

A spacious and functional kitchen with a rear-facing window above the stainless-steel sink offers views over the garden while bringing in natural light to enhance the space. Fitted with a generous range of high and low cupboards, rolled edge worktops, and splashback tiling. The layout includes Neff electric double oven, Smeg four-ring gas hob with extractor

fan and an under-cupboard heater along with spotlighting. The kitchen has space for dining set to create a useful breakfast kitchen.

### Cloakroom

Conveniently located off the utility room, this downstairs toilet is perfect for guests and everyday use.

### Utility

7' 7" x 9' ( 2.31m x 2.74m )

Includes stainless steel sink, worktop, UPVC side window, and back door to the garden. Contains the oil fired boiler, a radiator, plumbing for a washing machine and access to the downstairs WC.

### Sun Room

7' 8" x 8' ( 2.34m x 2.44m )

Flooded with natural light and offering a versatile space, this tranquil room is carpeted and ideal for relaxation.

### Bedroom One

11' 10" x 11' 2" ( 3.61m x 3.40m )

A flexible bright front-facing bedroom with a built-in wardrobe, carpeted flooring and radiator.

### Bedroom Two

11' 10" x 10' 6" ( 3.61m x 3.20m )

A spacious rear-facing double bedroom with built-in furniture; wardrobe, cupboards and drawers, in addition to radiator and carpeted flooring. Peaceful garden views make it ideal for guests or family members.

### Loft Room

17' 4" Max x 9' 10" ( 5.28m Max x 3.00m )

This spacious versatile room is an L-shape that enjoys rear-facing rural views, carpeted flooring, large built in cupboard and radiator. A peaceful retreat with plenty of character with an abundance of options for use such as a craft room/hobby room or home office.

### Wet Room

A fully tiled wet room with a power shower, WC, sink, radiator, extractor fan and obscured privacy window to rear. A practical, low-maintenance and accessible bathroom space.

### Outside

To the front of the property, a low level wall with mature shrubs and plants providing excellent kerb appeal. A wrought iron gate opens onto a gravel driveway offering off-road parking for multiple vehicles.

To the rear, a large and beautifully maintained garden with a wraparound path, lawned areas, patio seating, green house, summer house and a useful shed. Mature trees and hedging provide privacy and structure.

### Garage

Conventional up-and-over door, power, and lighting-ideal for vehicle storage, workshop use, or additional storage.



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## **Staunton Church Broughton Road, Foston Derby**

- Individual Property
- Semi Rural Location
- Countryside Views
- Spacious and Versatile Accommodation
- No Chain

Tenure: Freehold EPC Rating: F  
Council Tax Band: E

offers in the region of  
**£450,000**



Please note the marker reflects the  
postcode not the actual property

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