



GADSBY
NICHOLS

16 Broadway, , Derby, DE22 1BQ
£675,000

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A STUNNING, FOUR-BEDROOMED DETACHED, EXECUTIVE residence, fronting the desirable tree-lined avenue of Broadway, close to Markeaton Park and Darley Park, and within easy access of the city centre. In recent years the property has been skilfully extended and refurbished to an extremely high specification, requiring internal inspection to be fully appreciated. Having the benefit of gas central heating, UPVC double glazing, and security alarm, the accommodation briefly comprises: -

GROUND FLOOR, outer hall, main reception hall, cloaks/WC, stylish lounge, sitting room/playroom, front office/study, superb open-plan living dining kitchen with quality fitments and integrated appliances, and utility room. FIRST FLOOR, half-landing, main landing, main bedroom suite comprising bedroom area, balcony, ensuite dressing area, and luxury ensure shower room, a further three double bedrooms, and main bathroom. OUTSIDE, wide frontage affording up to seven car standing spaces and potential double garage space, side garden, and delightful landscaped rear garden. EPC D, Council Tax Band D.

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THE PROPERTY



We understand that the original property was constructed in 1936, and is known as Clovelly Retreat. In more recent years, the property has been the subject of extensive and skillful extensions, together with refurbishment to an extremely high specification, which cannot be appreciated by a kerbside glance, but requires early internal inspection. The accommodation comprises; outer hall, reception hall, cloaks/WC, two reception rooms, office/study, open-plan living dining kitchen, utility room, main bedroom suite of bedroom, balcony, dressing room, and ensuite shower room, a further three bedrooms, main bathroom, wide frontage capable of accommodation seven motor vehicles and potential double garage space, side garden, and landscaped rear garden.



LOCATION

The property is situated in a mature and desirable location, fronting the tree-lined avenue of Broadway, within walking distance of Markeaton and Darley parks, and Derby University, yet is within easy access of the city centre and an excellent range of amenities. Ease of access is afforded to the A52, A38, and A50 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Kedleston Road, and after passing the parade of shops on the lefthand side take the last right turn into Broadway, to find the property on the righthand side.

What 3 Words /// soon.brave.spark

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13498.

ACCOMMODATION

Having the benefit of gas central heating, UPVC

double glazing, and security alarm, the detailed accommodation comprises: -

GROUND FLOOR

OUTER HALL

Having main entrance door, leaded-light double glazed side window, central heating radiator, and opening to the: -

MAIN RECEPTION HALL



Having Amtico flooring, central heating radiator, and stairs to the first floor with understairs cupboards.

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CLOAKS/WC



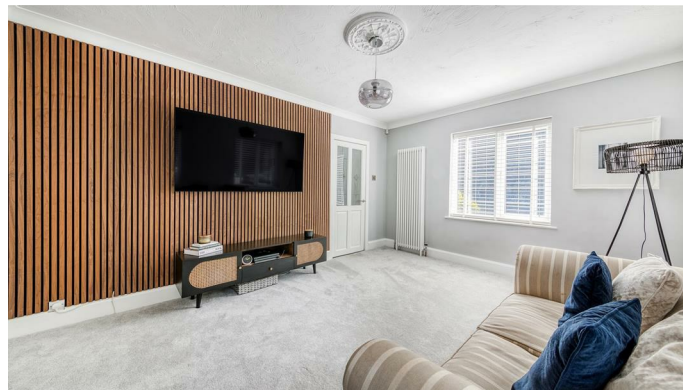
Having modern white sanitary ware comprising; low-level WC, and wash hand basin in vanity unit with cupboard under, together with UPVC double glazed window, tiled floor, and modern contemporary vertical central heating radiator.

FRONT LOUNGE

4.78m x 3.45m max (15'8" x 11'4" max)



Having ornate Louis-style fire surround with fitted pebble-effect gas fire (NOT TESTED), UPVC leaded light double glazed windows to the front and side, feature vertical wood-strip wall, and modern vertical central heating radiator.



SITTING ROOM/PLAYROOM

3.94m x 3.12m max (12'11" x 10'3" max)



A versatile room providing a variety of uses such as sitting room, playroom, or dining room, having laminate flooring, UPVC double glazed windows to the side and rear, and central heating radiator.

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FRONT OFFICE/STUDY

2.59m x 1.98m max (8'6" x 6'6" max)



Having built-in store cupboard, two vertical feature wood-strip walls, central heating radiator, and UPVC leaded-light double glazed window.

SUPERB LIVING DINING KITCHEN

7.77m x 6.45m (25'6" x 21'2")



Having been designed for modern contemporary living, having an extensive range of light and dark-grey floor and wall units, together with drawers,

ample quartz work surface areas with splashbacks, inset stainless steel sink unit with Quooker tap, wide matching breakfast bar island with built-in fitments and incorporating a Neff induction hob unit with Neff pop-up extractor, integrated Neff electric oven, integrated Neff combination microwave oven, integrated wine cooler, integrated fridge, UPVC double glazed side windows, Amtico flooring with underfloor heating, twenty-four ceiling downlights, overhead lighting to the breakfast bar, LED pelmet lighting, and five feature bifold doors opening to the rear patio and garden.



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UTILITY ROOM

2.67m x 2.39m (8'9" x 7'10")



Having stylish modern fitments comprising two larger units, and two single base units, integrated washing machine, quartz work surface area with inset stainless steel sink unit, modern vertical central heating radiator, double glazed side entrance door, and double glazed window.

FIRST FLOOR

HALF-LANDING

Having UPVC double glazed window, and central heating radiator.

MAIN LANDING

Having built-in cupboard, built-in airing cupboard housing the gas-fired combination boiler providing domestic hot water and central heating, and feature exposed brickwork to one wall, together with access to the loft space via a loft ladder.

MAIN BEDROOM SUITE

Comprising: -

BEDROOM AREA

4.17m x 3.40m plus (13'8" x 11'2" plus)



Measurements are 'plus lobby'.

Having Velux double glazed rooflights to either roof pitch, modern vertical central heating radiator, TV point, six ceiling downlighters, and large double glazed Gothic-style window incorporating double glazed patio doors with custom-built electric foldaway blinds, which provides access to the: -

BALCONY

approx 6.55m wide (approx 21'6" wide)

Having glass-and-chrome balustrade, external lighting, timber decking, and overlooking the rear garden.

DRESSING AREA

Having ceiling downlighters.

LUXURY ENSUITE SHOWER ROOM



Having quality white sanitary ware comprising; wash hand basin in vanity unit with drawers under, low-level WC with concealed cistern, and walk-in shower enclosure with glass screen and both rain and handheld shower fitments, together with porcelain tiled floor with underfloor heating, porcelain tiled walls incorporating cosmetic recesses, heated towel rail, four ceiling downlighters, ceiling extractor fan, and UPVC double glazed window.

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FRONT BEDROOM TWO

4.80m x 3.48m (15'9" x 11'5")



Having UPVC leaded-light double glazed window, and central heating radiator.

BEDROOM THREE

3.99m x 3.18m (13'1" x 10'5")



Having UPVC double glazed window, and central heating radiator.

BEDROOM FOUR

2.74m" x 2.57m (9')" x 8'5")



Having UPVC double glazed window, and central heating radiator.

LUXURY MAIN BATHROOM

2.90m x 2.67m (9'6" x 8'9")



Having quality white sanitary ware comprising; free-standing bath, oval wash hand basin in vanity unit with drawers under, low-level WC with concealed cistern, and walk-in ladies and gents shower areas with tiled surround, rain and handheld shower fittings, and glass screen, together with porcelain tiled floor with underfloor heating, heated towel rail, UPVC double glazed window, and Velux double glazed rooflights.

OUTSIDE

FRONT GARDEN

The property is set back behind low stone walling, having block-paved driveway affording up to seven car standing spaces, gated access to one side, and access to the other side to the side garden.

The wide frontage affords the potential for double garage space, subject to obtaining the usual planning and building regulation approvals. We understand that planning permission was granted in

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the past for a double garage, but this has now lapsed.

SIDE GARDEN

Having lawn, borders, and fruit trees.

REAR GARDEN



Landscaped rear garden, having large patio area with Millboard composite decking and glass balustrade, further paved alfresco dining area, raised flower borders and screening to the side, lawn, block-paved sitting area, and garden shed.



ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;

b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13498

▼ Ground Floor

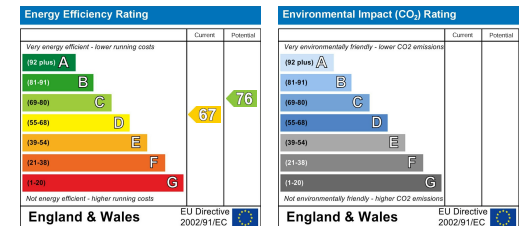
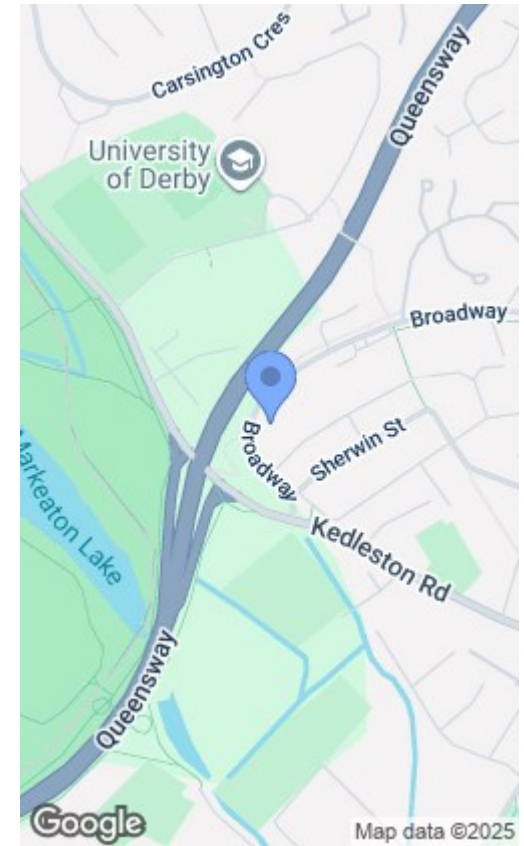


▼ 1st Floor



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It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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