

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Knave's Bank, Main Street Church Broughton, Derby, Derbyshire DE65 5AS



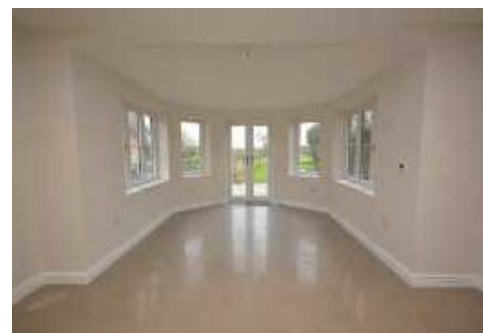
A newly completed, stylish and individual detached four bedroom executive residence set within this most popular village location

- Brand New Build • NHBC • Superb specification • Individually detached
 - Popular village location • Views over countryside
 - Under floor heating to the ground floor
 - New carpets and flooring
- Superbly appointed dining kitchen • Lounge with log burner • Four Bedrooms
 - Luxury en-suite and family bathroom with power showers
 - Spacious driveway • Double garage • Enclosed rear garden

Price £450,000



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GENERAL INFORMATION

Now completed with fitted carpets and flooring throughout, this newly built residence enjoys a much sought after and favoured location within the highly regarded village of Church Broughton. Individually designed and stylishly constructed four bedroom detached executive residence offering a wealth of charm and character. The spacious accommodation benefits from oil fired central heating, under floor heating to the ground floor, a wood burner and uPVC frame double glazing.

Only an internal inspection will reveal the lovely accommodation on offer which includes a spacious entrance hall, a good size lounge with magnificent inglenook feature fireplace with wood burning stove and a useful adjacent study. There is a large family kitchen fitted with a range of quality units with Smeg appliances and enhanced by solid oak work tops with ample space for dining table and sofa. There is a very useful fitted utility room and a cloakroom with quality fittings. To the first floor; a principal bedroom enjoys a luxury en-suite shower room. There are three additional bedrooms and a large luxury family bathroom.

Outside is a pleasant garden with generous sized lawn and paved terrace all offering views over open countryside. To the front there is ample car standing space and access to a double garage.

The sale provides an excellent opportunity for a discerning purchaser to acquire this well-appointed and stylish family home being available with immediate vacant possession.

LOCATION

The property is situated in the heart of Church Broughton village which has a tennis club, golf course, primary school and local public inn with restaurant. Swift access is also available to the major roads of the A50 and A38 linking to the motorway network.

ACCOMMODATION

ENTRANCE HALL

Having tiled floor with under floor heating, stairs to first floor landing with a useful under stairs storage cupboard and doors leading off to:

LOUNGE 4.26m x 6.23m (14'0" x 20'5")

A spacious room featuring an inglenook style feature fireplace in brick with heavy oak mantle, wood burning stove and stone hearth. Underfloor heating. Wall light points, window to the side aspect and Velux roof light. A door leads off to:

STUDY 1.76m x 2.2m (5'9" x 7'3")

With under floor heating and window to the side aspect.

FAMILY DINING KITCHEN 8.6m x 4.31m (28'3" x 14'2")

Sumptuously appointed with quality fitted base cabinets and pan drawers with solid oak work preparation surfaces over inset with a contemporary sink unit and side drainer with mixer tap over and matching up-stands. There are a matching range of eye level wall mounted cupboards, an integrated Smeg dishwasher and a Smeg stainless steel range cooker. There is ample appliance space for fridge and freezer. There is recessed ceiling lighting and tiled floor with under floor heating. An adjacent area offers further space for a dining table and sofa. French doors with glazed side screens provide access to the rear terrace and garden beyond.



UTILITY ROOM 2.2m x 2.56m (7'3" x 8'5")

Fitted with a range of base cabinets with solid oak work tops over inset with a stainless steel sink unit with side drainer. Plumbing for automatic washing machine and space for tumble dryer. The floor has ceramic tiling with under floor heating. A door gives access to garage and a further door leads to:

CLOAKROOM

With low level w.c., wash hand basin and tiled floor with under floor heating.

FIRST FLOOR ACCOMMODATION

LANDING

With built-in storage cupboard and central heating radiator.

BEDROOM ONE 3.49m x 5.2m (11'5" x 17'1")

With Velux roof light, window to the side aspect and central heating radiator. A door leads of to:

LUXURY EN-SUITE SHOWER ROOM

Fitted with a low level w.c., pedestal wash hand basin and corner shower cubicle with tiled surrounds. Chrome fittings and heated towel rail. There is a window to the side aspect, recessed ceiling down lights and tiled floor.

BEDROOM TWO 3.25m x 3.14m (10'8" x 10'4")

With central heating radiator and window to the front aspect.

BEDROOM THREE 2.4m x 3.99m (7'10" x 13'1")

With central heating radiator and window to the rear aspect.

BEDROOM FOUR 2.2m x 4.3m (7'3" x 14'1")

With central heating radiator and window to the front

aspect.

FAMILY BATHROOM

Fitted with a quality suite comprising low level w.c., pedestal wash hand basin and p-shaped bath with shower over and glazed shower screen. There are tiled surrounds and tiled floor, extractor fan, recessed ceiling down lighting and chrome fittings and heated towel rail. There is a window to the rear aspect.

OUTSIDE AND GARDENS

To the front a gravelled drive provides ample parking and gives access to the garage.

DOUBLE GARAGE 4.14m x 5.32m (13'7" x 17'5")

With up and over door, power and lighting.

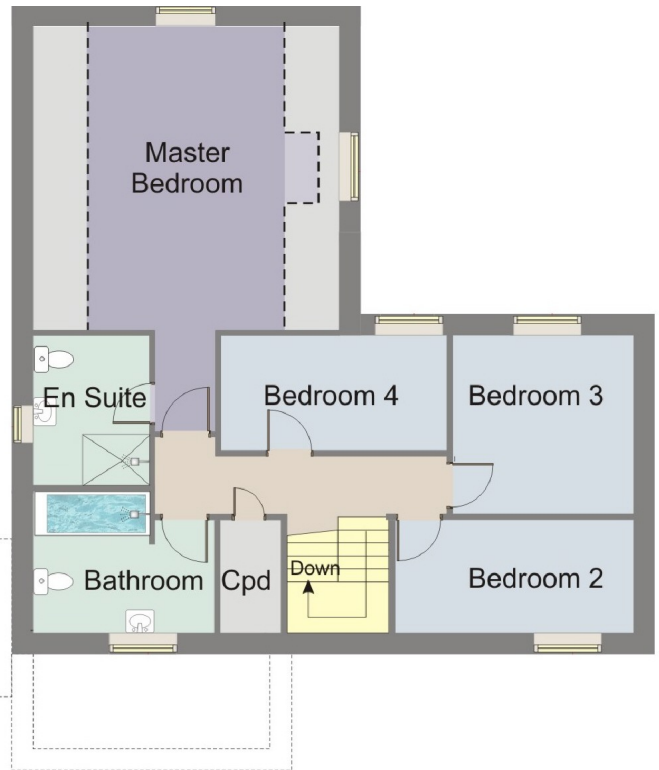
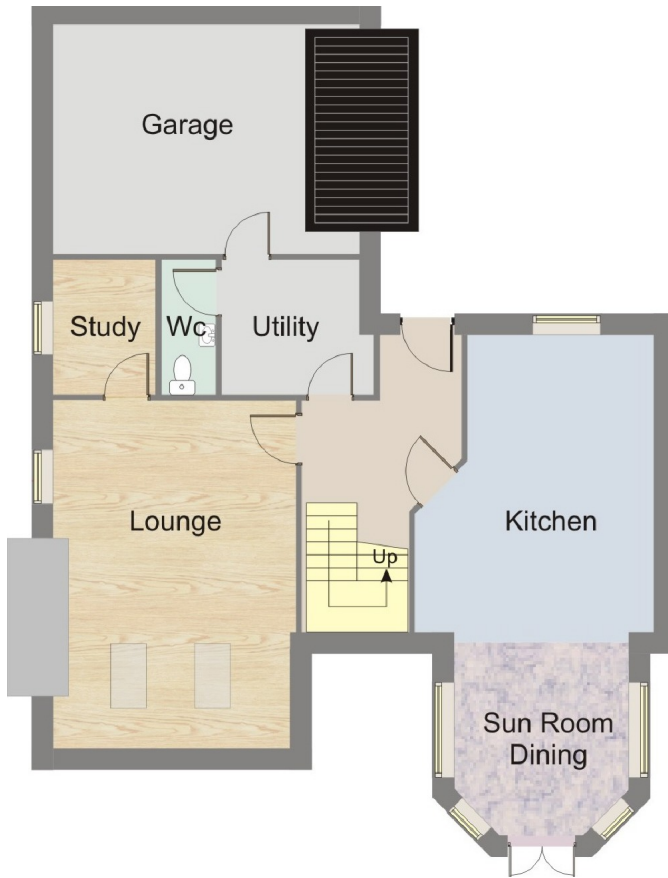
To the rear is a paved terrace on which to entertain leading to a generous sized lawn with views over the countryside beyond.

DIRECTIONAL NOTES

From our Tutbury office proceed out along Bridge Street and through Hatton to the T-junction at the Salt Box café turning right heading towards Derby. Take the first left into Sutton Lane. Proceed along Sutton Lane turning left signposted Church Broughton onto Bent Lane. Travel along to the T-junction turning left into Littlefield Road, continue along bearing left again into Main Street where the property will be situated on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Tutbury office (DM February 2017)/3



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particular have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.

No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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BURTON UPON TRENT
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WIRKSWORTH

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