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3 Bed House

202 Broadway  
Derby  
DE22 1BP

£1,795 Per Calendar Month

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Fletcher  
& Company



202 Broadway  
Derby  
DE22 1BP



- Great Road Network
- Located in a Sought After Area in Derby
- Close to Derby City Centre
- Close to Local Schools
- Off Road Parking
- Integral Garage
- Spacious Property
- Fully Furnished
- EPC rating D
- Detached Three Bedroom Property

Pets accepted.

This most spacious, fully furnished, three bedrooed detached family home, located along one of Derby's most sought after roads and offering generous accommodation and ample grounds. The property has the benefit of gas central heating, double glazing, off-road parking, an integral garage and landscaped gardens.

The accommodation in brief comprises: Entrance hall with feature wood flooring; spacious lounge, again with wood flooring, feature log burner and a dual-aspect aspect having a uPVC double glazed window to the front elevation and French doors opening to the rear garden; separate dining room with wood flooring and feature fireplace with open fire; spacious breakfast kitchen; pantry/store; rear porch; cloakroom with WC. The first floor landing leads to the master bedroom with en suite bathroom; two further double bedrooms and generous family bathroom. The sitting/ dining at the property could easily double as an additional bedroom.





### The Location

Broadway lies close to local amenities including shops and well regarded schools, Darley Park and Markeaton Park, together with good access to Derby City Centre, the Royal Derby Hospital, Derby University, Rolls-Royce and Bombardier Works. There is also good access to all major roads, the motorway network and East Midlands Airport.

### Accommodation

#### Ground Floor

##### Porch

uPVC double glazed front entrance door provides access into porch with obscure window to the side elevation, tiled effect flooring, built-in cupboards and access into the hallway.

##### Entrance Hall

With central heating radiator, wood effect flooring, staircase leading to the first floor and doors to lounge, snug/dining room, guest cloakroom and kitchen.

##### Lounge

With the continuation of wood effect flooring, central heating radiator, feature electric fireplace, wood panelling to wall, uPVC double glazed window to front and uPVC double glazed French doors with matching side panel windows opening onto rear garden.

##### Snug/Dining Room

With the continuation of wood effect flooring, central heating radiator, built-in cupboard and uPVC double glazed window to front.

### Kitchen

With wall, base and drawer units with wood worktop, composite one and a half bowl sink drainer unit with mixer tap, tiled splash-backs, electric oven with five ring gas hob and extractor unit over, space for freestanding fridge/freezer, central heating radiator, wood effect flooring, uPVC double glazed French doors with matching side panel windows and access to utility.

### Utility

With further wall and base units with wood worktop, cupboard housing the combination boiler, plumbing for automatic washing machine, space for tumble dryer, access to gas meter, central heating radiator, double glazed window and side access door.

### Guest Cloakroom

Comprising low level WC, wall mounted wash handbasin with tiled splash-back, central heating radiator, wood effect flooring and double glazed window to side.

### First Floor

#### Landing

With access to roof space, large storage cupboard and doors to three bedrooms, separate WC and bathroom.

#### Master Bedroom

With central heating radiator, wood effect flooring, uPVC double glazed windows to front and rear and access to en-suite.

#### En-Suite

Comprising double shower enclosure with rainwater shower, pedestal wash handbasin with mixer tap, splash-backs and heated towel rail/radiator.

### Bedroom Two

With central heating radiator, wood flooring and uPVC double glazed windows to front and side.

### Bedroom Three

With central heating radiator, wood effect flooring and uPVC double glazed window to rear.

### Storage Cupboard

With wood effect flooring and feature circular window.

### Bathroom

Partly tiled with a suite comprising jacuzzi bath with mixer tap and shower over, wall mounted wash handbasin with mixer tap, integrated cupboard, tiled flooring, central heating radiator, extractor fan, inset spotlights to ceiling and uPVC double glazed window to rear.

### Outside

The rear garden is laid to lawn with patio area, raised brick sleeper beds, stone circle, garden shed and summerhouse.

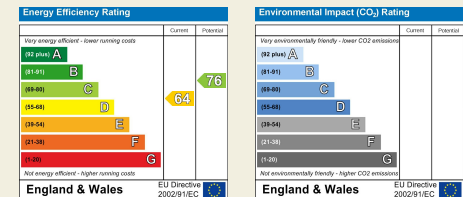
The property benefits from ample off road parking and garage.

### Council Tax Band

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