



Cantref, 1 Tippers Lane, Church Broughton, Derbyshire, DE65 5DD

£510,000

CHAIN FREE – A generously proportioned, four bedroom detached bungalow, positioned on a corner plot with huge scope for improvement and further development (subject to approval). Scoffield Stone are delighted to offer for sale this well presented home benefitting from a number of key features to include, but not limited to; driveway parking for multiple vehicles; wrap around garden; four double bedrooms. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.



Mickleover: 01332 511000
Hilton: 01283 777100

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Summary Description

In brief the interior comprises; entrance to porch and reception hallway beyond, sitting room with patio doors to garden and archway to dining room, L-shape breakfast kitchen, utility room, four double bedrooms, bathroom and shower room.

Occupying a corner plot, the gardens wrap around the property. To the front you will find two separate driveways with further parking beyond the wooden gate to the left. The gardens have been landscaped to provide a mixture of paved patio, lawn, established herbaceous borders and trees.

Church Broughton is an isolated village and civil parish in Derbyshire, surrounded by farmland, 13.7 miles to the west of Derby. It has a church and a Methodist chapel. Church Broughton (Broughton Heath) has a population of 615 residents according to the 2011 census data. There is one local bus that runs from Boylestone, Church Broughton, and Scropton to John Port Spencer Academy in Etwall only in term times. Pupils from Church Broughton Primary School typically move on to John Port School. The nearest railway station to Church Broughton is Tutbury and Hatton, which is 1.57 miles as the crow flies.

Porch

Having brick tiled flooring and open brick finish to walls, with front aspect upvc double glazed main entrance door and side window.

Reception Hallway

Having wood effect laminate flooring and neutral decor, storage cupboard, access to roof space, two radiators, telephone point.

Shower Room



Having ceramic tile flooring and fully tiled walls with front aspect obscure upvc double glazed window, inset lights to ceiling, corner quadrant shower enclosure with plumbed shower, vanity unit with worktop and inset wash hand basin with chrome monobloc tap and low flush wc, chrome heated towel rail.

Bedroom Three

10'5" x 10'0" (3.2 x 3.06)



Carpeted and neutrally decorated with front aspect upvc double glazed window, built in wardrobe, radiator.

Utility



Having ceramic tile flooring and neutral decor with side aspect obscure double glazed upvc door to rear garden with side window, fitted wall and floor units with roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, inset stainless steel sink with drainer and chrome hot and cold taps, radiator, airing cupboard with pressurised hot water cylinder.

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Breakfast Kitchen

17'6" x 11'8" (5.35 x 3.56)



Having ceramic tile flooring and neutral decor with double aspect side and rear facing windows, some inset lights to ceiling, a range of fitted wall and floor units to wood with stone effect worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, fitted table, radiator, integrated fridge, integrated electric oven, inset electric hob with extractor hood over, integrated dishwasher.

Dining Room

10'7" x 9'3" (3.24 x 2.82)

Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Lounge

19'7" x 13'8" (5.98 x 4.19)



Carpeted and neutrally decorated with rear aspect aluminium double glazed sliding patio door, side aspect upvc double glazed window, electric fire set to polished stone fireplace, tv point.

Bedroom One

13'0" x 11'10" (3.97 x 3.61)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator.

Bathroom



Having ceramic tile flooring and fully tiled walls with side aspect obscure upvc double glazed window, bathtub with plumbed shower over, vanity unit with stone effect roll edge worktop and inset wash hand basin with chrome monobloc tap and low flush wc, inset lights to ceiling, chrome heated towel rail.

Bedroom Two

12'11" x 8'11" (3.95 x 2.73)



Having wood effect laminate flooring and front aspect upvc double glazed window, radiator.

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Bedroom Four

11'10" x 7'3" (3.63 x 2.21)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

OUTSIDE

Please note

New roof tiles and liner were done 5 years ago. A new heating system and water heating was installed 3 years ago and electric cable replacement for all lighting and plugs were also completed 3 years ago.

Garage

20'2" x 10'11" (6.17 x 3.35)

An attached, brick built garage with up and over timber door, rear personnel door, light and power.

Frontage and Driveway

To the front of the property you will find a lawn with crazy paved path leading to the main entrance and established herbaceous border. There is driveway parking at either side of the lawn, with further parking found inside the gate to the left of the garage. This last space would be ideal for those wanting to park a motor home or caravan.

Rear Garden



Accessed via side gate, utility room or lounge you will find a generous garden which wraps around the perimeter of the property. The garden has been landscaped to provide a mixture of lawn, established herbaceous borders, trees and paved patio. Oil storage can also be found in the garden.

Material Information

Council Tax Band: F

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

What3Words Location: ///hacksaw.paving.baseless

Buying to Let?

Guide achievable rent price: £1500pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Approximate Gross Internal Area
1647 sq ft - 153 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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