



Honeysuckle Cottage Boggy Lane, Church Broughton, Derby, DE65 5AR

Offers Over £260,000

This charming semi-detached cottage, blending period character with modern comfort, features three bedrooms, two reception rooms, a country-style kitchen, and a patio garden, all set in a sought-after village location with easy access to schools, and green spaces.

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Summary Description

Presenting for sale, a charming semi-detached cottage in very good condition, nestled in a sought after location. This property is a remarkable fusion of period character and modern comfort, making it a perfect choice for families and couples alike.

The heart of this home is undeniably its two reception rooms. Reception room one is a cosy lounge, resplendent with a fireplace and built-in storage. Reception room two is a dedicated dining room, providing a fantastic space for entertaining and family meals. Exposed beams add a touch of rustic charm to these rooms, enhancing their warm and welcoming ambiance.

The country-style kitchen is not only practical with a utility room and breakfast area, but also aesthetically pleasing with a delightful garden view. The property also benefits from two bathrooms, one on the ground floor and a shower room on the first floor, perfectly accommodating the needs of a busy household.

The property boasts three well-proportioned bedrooms. The first is a spacious double with a walk-in closet, the second is another double featuring built-in wardrobes, and the third is a single room, also with built-in wardrobes.

What sets this property apart are its unique features. The fireplace and exposed beams add an abundance of character, while the patio garden offers a slice of tranquillity. From the upper floors, one can enjoy stunning countryside views.

The location of this house is exemplary, with nearby schools. The green spaces, parks, historical features, walking and cycling routes all add to the appeal of its village location. A truly splendid property, it stands ready to become a beautiful home for the right buyer.

Entrance Porch

Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, front aspect part obscure glazed upvc main entrance door, fitted cupboards, radiator.

Breakfast Kitchen

12'7" x 9'9" (3.84 x 2.98)



Having ceramic tiled flooring and neutral decor with side and rear aspect upvc double glazed windows, one rear aspect timber framed window, inset stainless sink with drainer, vegetable preparation and chrome mixer tap, radiator, built in pantry cupboard.

Utility Room

6'6" x 5'2" (2.00 x 1.58)

Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, wall mounted LPG Veissman boiler.

Dining Room

10'11" x 8'3" (3.34 x 2.54)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, radiator, telephone point.

Lounge

12'5" x 10'11" (3.8 x 3.33)



Carpeted and neutrally decorated with front aspect upvc double glazed window, timber entrance door, ornate Adam style fireplace with original tile work and brass surround, fitted storage cupboard, radiator, exposed beams to ceiling.

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Bathroom

9'5" x 6'2" (2.89 x 1.90)



Having ceramic tiled flooring and neutral decor with side aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with hot and cold taps, bathtub with chrome mixer tap and shower attachment, low flush wc, radiator.

Stairs / Landing

Carpeted and neutrally decorated, built-in storage.

Bedroom One

13'0" x 11'0" (3.97 x 3.36)



Carpeted and neutrally decorated with front aspect upvc double glazed window, generous built in storage, access to roof space, radiator.

Bedroom Two

8'3" x 8'0" (2.53 x 2.46)



Having wood flooring and neutral decor with front aspect leaded timber frame single glazed window, built-in storage, radiator, access to roof space.

Shower Room

7'3" x 5'8" (2.22 x 1.74)



Having ceramic tiled flooring and stylish decor with exposed beam to ceiling, low flush wc, pedestal wash hand basin with hot and cold taps, shower enclosure with electric shower and tiled splashbacks, radiator, fitted cupboards.

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Bedroom Three

13'10" x 6'4" (4.22 x 1.95)



Having wood effect laminate flooring and stylish decor with side aspect upvc double glazed window, fitted wardrobe, radiator, exposed beam to ceiling.

OUTSIDE

Frontage

To the front an attractive picket fence encloses a small cottage garden with block paving and planting borders.

Rear Garden



To the rear you will find a modest, low maintenance patio garden which has been attractively landscaped to provide a mixture of block paved patio, terraced planting borders, higher level patio with summerhouse, storage for LPG canisters.

Material Information

Verified Material Information

Council tax band: D
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating

Heating features: Double glazing and Open fire
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - OK
Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: G

For additional material information, please see the link:
<https://moverly.com/sale/LG2RyBrFJPY6TfxuxRmS2H/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £1000pcm

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.

Location / what3words

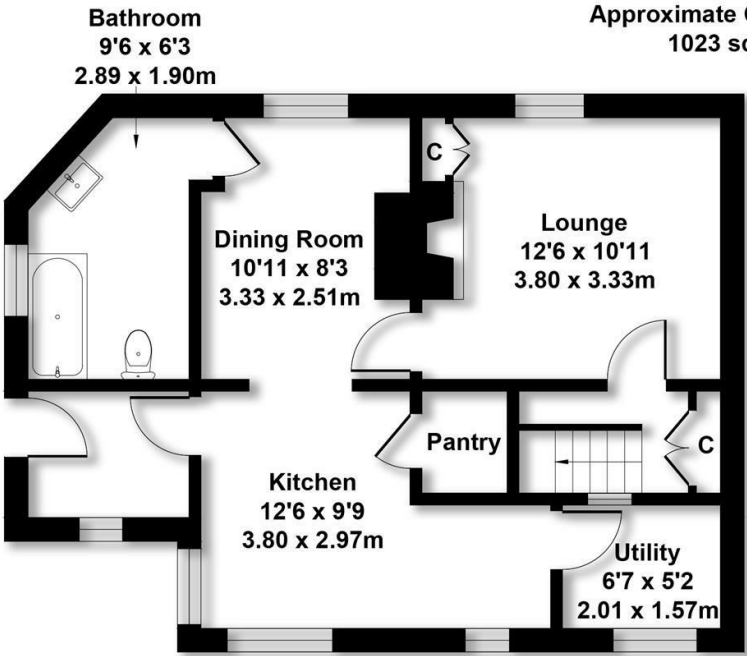
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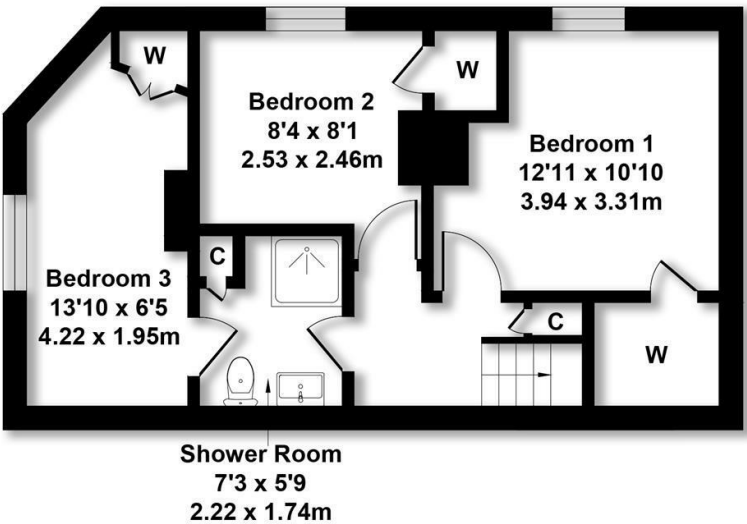
Sales: 01283 777100
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Honeysuckle Cottage, Boggy Lane

Approximate Gross Internal Area
1023 sq ft - 95 sq m

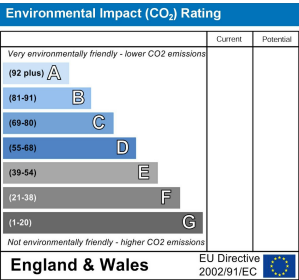
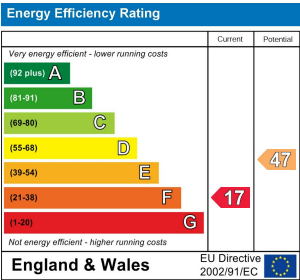


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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