

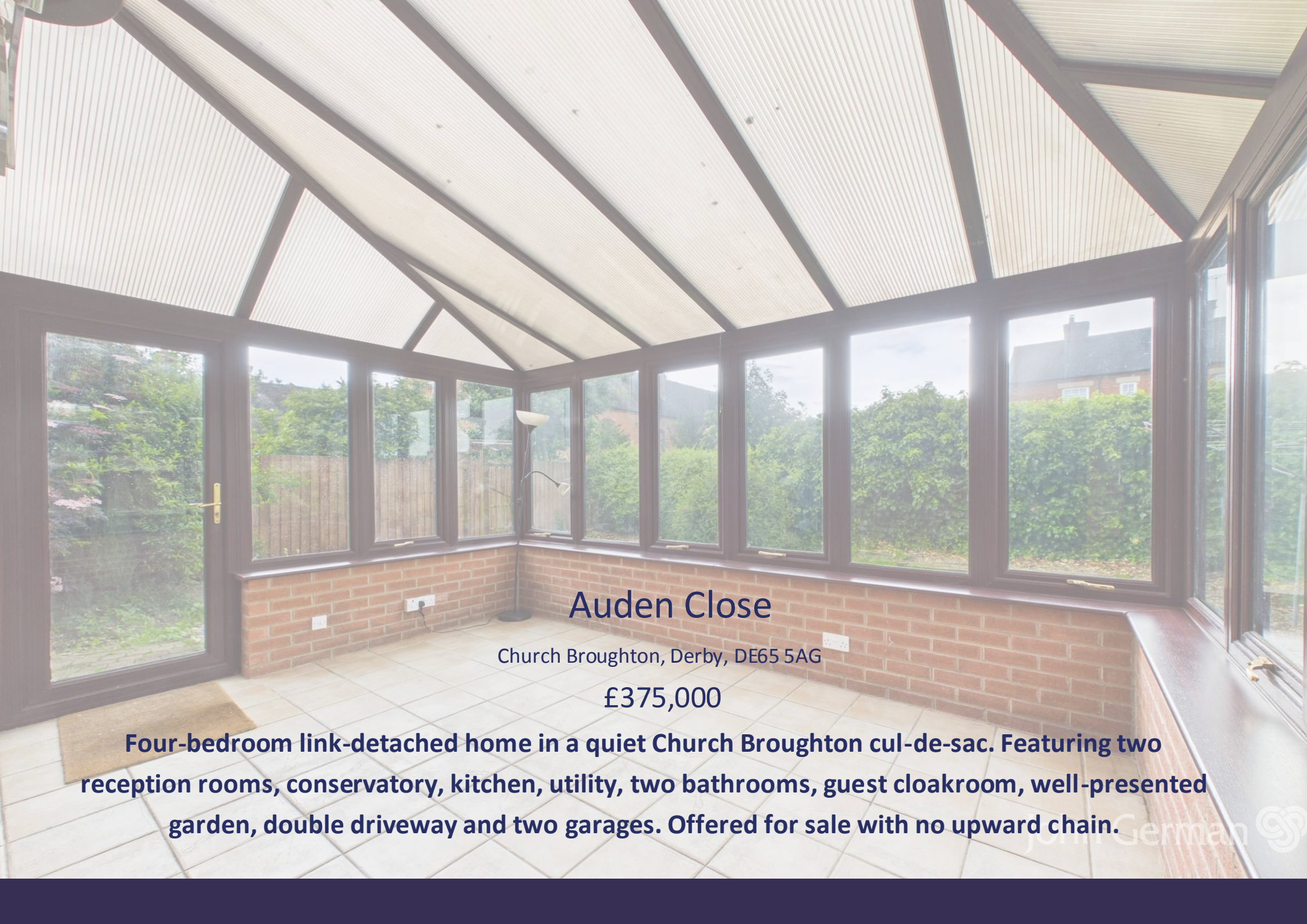
Auden Close

Church Broughton, Derby, DE65 5AG

John 
German







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£375,000

Four-bedroom link-detached home in a quiet Church Broughton cul-de-sac. Featuring two reception rooms, conservatory, kitchen, utility, two bathrooms, guest cloakroom, well-presented garden, double driveway and two garages. Offered for sale with no upward chain.

Located within a quiet cul-de-sac in the popular village of Church Broughton, this four-bedroom link-detached home offers well-balanced accommodation suited to families or couples seeking additional space for visiting guests. The village benefits from a local pub and primary school, while a wider range of amenities can be found in nearby Hilton, Ashbourne, Burton upon Trent, Uttoxeter and Derby, making it a convenient location for commuters and those looking to enjoy village living.

The accommodation comprises an entrance hallway with guest cloakroom, two reception rooms and a conservatory, providing flexible living and entertaining space. The kitchen is complemented by a separate utility room, while upstairs there are four bedrooms served by two bathrooms, including an en-suite to the principal bedroom. Outside, the property enjoys a well-presented rear garden, together with a double driveway providing off-street parking and access to two single garages. Offered for sale with no upward chain, this property presents an excellent opportunity for buyers seeking a spacious and well-maintained home in a sought-after village setting.

A uPVC entrance door opens into a spacious and versatile reception hall with stairs to the first floor and doors leading to the sitting room, guest cloakroom and kitchen. This area also provides useful space for a study or home working area.

The sitting room features a chimney breast with an inset electric fire and a square bay window to the front elevation. A doorway leads through to the dining room, which in turn has wooden doors opening into the conservatory.

The guest cloakroom is fitted with a wash hand basin with tiled splashback, low-level WC and an electric extractor fan.

The kitchen is fitted with tiled flooring and a range of rolled-edge work surfaces incorporating a 1½ composite sink with drainer and chrome mixer tap. There is a range of cupboards and drawers beneath, together with matching wall-mounted units. Integrated appliances include a Bosch dishwasher, Neff electric oven and grill, Neff four-ring electric hob with extractor hood, and a fridge freezer. Additional features include tiled splashbacks, a plinth heater and doors leading to the garden room and utility room.

The utility room has tiled flooring, built-in shelving, appliance space and plumbing for a washing machine. The oil-fired boiler is also housed here.

The tiled flooring continues into the conservatory, a spacious and useful reception area with uPVC windows overlooking the garden and a door providing direct access to the rear.

To the first floor, the landing provides access to all four bedrooms and the family bathroom. There is also a loft hatch and an airing cupboard housing the hot water cylinder and shelving. The principal bedroom is a spacious double room with access to an en-suite shower room. The en-suite is fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap, low-level WC and a shower enclosure with electric shower. There is also a chrome heated towel rail and an electric extractor fan.

Bedroom two is a spacious double bedroom, while bedroom three is a good-sized single room. Bedroom four is also a single bedroom and could alternatively be used as a nursery, dressing room or home office.

The family bathroom is fitted with tiled flooring and a white suite comprising a pedestal wash hand basin with chrome mixer tap, low-level WC and a bath with chrome mixer tap, electric shower and glass shower screen. Additional features include an electric extractor fan and chrome heated towel rail.

Outside to the front of the property is a double-width driveway providing off-road parking and access to two attached single garages, both benefiting from power, lighting and up and over doors. The electrical consumer unit and meter are located within one of the garages.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off street parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil (boiler approximately 18 months old)

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12062026

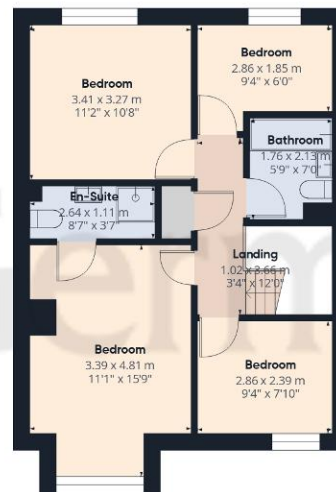
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

142.5 m²

1533 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



