4 Bed House - Detached

173 Broadway, Darley Abbey, Derby DE22 1BP
Offers Around £525,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Architect Designed Detached Contemporary Home - Built 2023
- Convenient for Darley Park, Markeaton Park, Darley Abbey Village & City Centre
- Lounge & Family/Dining Room
- Living Kitchen/Dining Room
- Utility & Cloakroom
- Four Bedrooms
- Two En-suites & Family Bathroom
- Landscaped Gardens
- Driveway with Electric Gate
- Garage Space (subject to planning permission)

A stylish individual architect designed modern contemporary home - in this delightful mature residential location - convenient for Darley Park and Markeaton Park.

The Location

Broadway offers swift access to the delightful and renowned parks of Markeaton and Darley Park. Darley Abbey village is situated approximately 1 mile north from Derby City centre and offers a coffee shop, historic church, public houses and a regular bus service operates along Duffield Road (A6). The beautiful Darley Park which borders Darley Abbey village offers a cafe, fine dining at the restaurant, Darley's, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. It also has a nature reserve known as Nutwood. Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway.

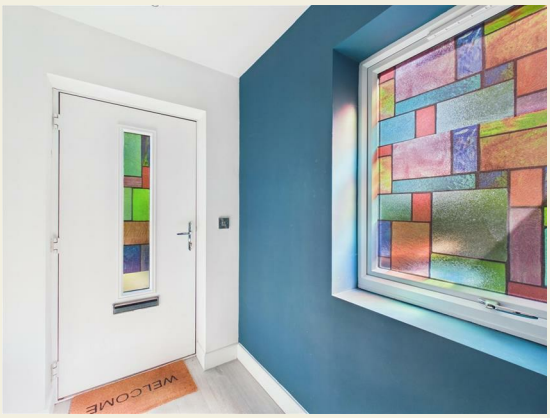
Accommodation

Ground Floor

Entrance Porch

9'7" x 4'9" (2.93 x 1.45)

With entrance door, double glazed window, spotlights to ceiling, electric heater and open square open archway.



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Hallway

13'3" x 6'3" (4.04 x 1.92)

With tile flooring with underfloor heating, staircase leading to first floor with attractive glass balustrade and spotlights to ceiling.

Storage Cupboard

3'11" x 2'8" (1.20 x 0.82)

With tile flooring and oak veneer door with chrome fittings.

Cloakroom

5'11" x 3'10" (1.82 x 1.17)

With low level WC, wash basin with fitted base cupboard underneath, tile flooring, additional electric heater, spotlights to ceiling, double glazed window and internal oak veneer door with chrome fittings.

Lounge

16'8" x 11'3" (5.10 x 3.45)

With underfloor heating, two double glazed doors opening onto gardens and internal oak veneer door with chrome fittings.

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Dining/Family Room

11'10" x 9'7" (3.63 x 2.94)

With underfloor heating, double glazed window and internal oak veneer door with chrome fittings.

Living Kitchen/Dining Room

18'9" x 14'0" (5.74 x 4.28)

With single inset sink unit with mixer tap, wall and base fitted units with attractive matching worktops, built-in induction hob with concealed extractor hood, built-in microwave, built-in double electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, tile flooring with underfloor heating, spotlights to ceiling, two double glazed windows, both having fitted blinds and double glazed bi folding doors opening onto sun patio and garden.

Utility

6'2" x 5'5" (1.88 x 1.66)

With single sink unit with mixer tap, worktop, fitted base cupboard, plumbing for automatic washing machine, tile flooring, central heating boiler, double glazed window and internal oak veneer door with chrome fittings.

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First Floor Landing

10'4" x 8'3" (3.16 x 2.54)

With spotlights to ceiling and access to roof space.

Bedroom One

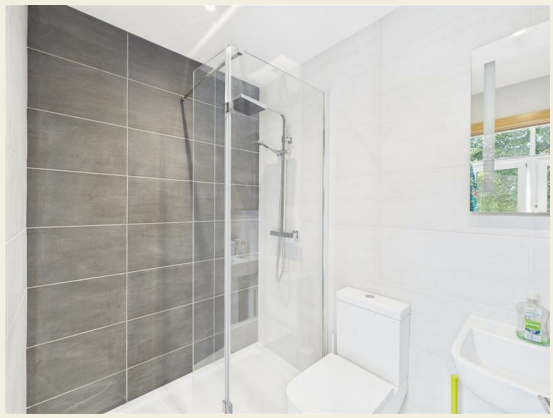
11'1" x 10'11" (3.40 x 3.35)

With built-in wardrobes, feature vaulted ceilings, radiator, feature triangular shaped double glazed window incorporating two opening doors with Juliet balcony and internal oak veneer door with chrome fittings.

En-Suite

7'4" x 4'11" (2.24 x 1.50)

With walk-in shower with chrome fittings including shower, pedestal wash handbasin, low level WC, fully tiled walls, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.



Bedroom Two

14'5" x 9'7" (4.40 x 2.93)

With feature vaulted ceilings, radiator, double glazed window with fitted blind, double glazed Velux style window and internal oak veneer door with chrome fittings.

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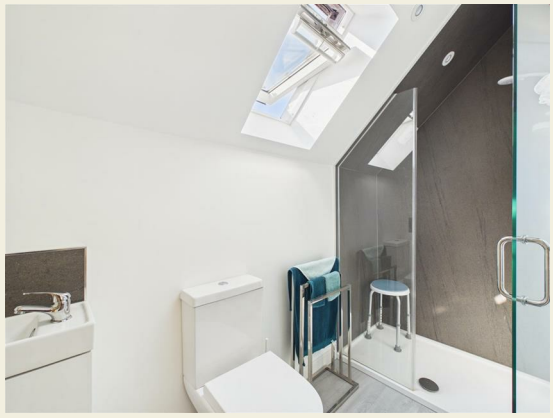
En-Suite

9'8" x 4'3" (2.97 x 1.32)

With separate shower cubicle with electric shower, wash basin with fitted base cupboard underneath, low level WC, spotlights to ceiling, heated chrome towel rail/radiator, double glazed Velux style window and internal oak veneer door with chrome fittings.



Bedroom Three

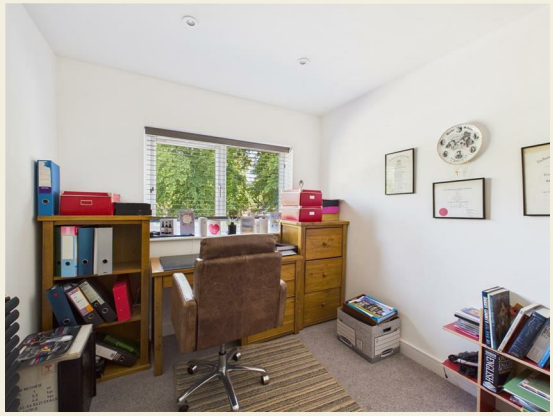
12'7" x 8'3" (3.85 x 2.54)

With built-in wardrobes, radiator, spotlights to ceiling, two double glazed windows both having fitted blinds and internal oak veneer door with chrome fittings.

Bedroom Four/Study

9'7" x 8'3" (2.94 x 2.53)

With radiator, spotlights to ceiling, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



Bathroom

7'4" x 6'7" (2.24 x 2.03)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, tile splashbacks, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.

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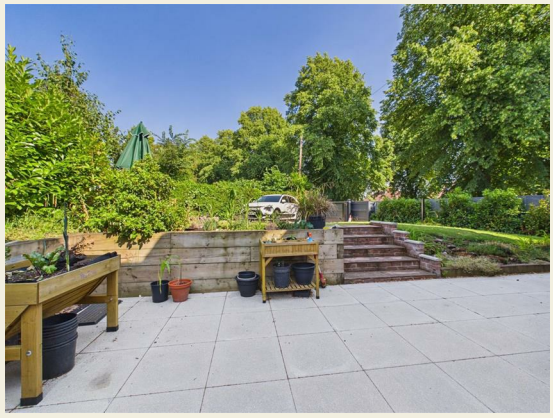
Garden

There are landscaped gardens laid to lawn with a varied selection of shrubs, plants, rockery and paved patio providing a pleasant sitting out and entertaining space.



Driveway

A gravel driveway with electric gate provides off-road car parking for several cars.

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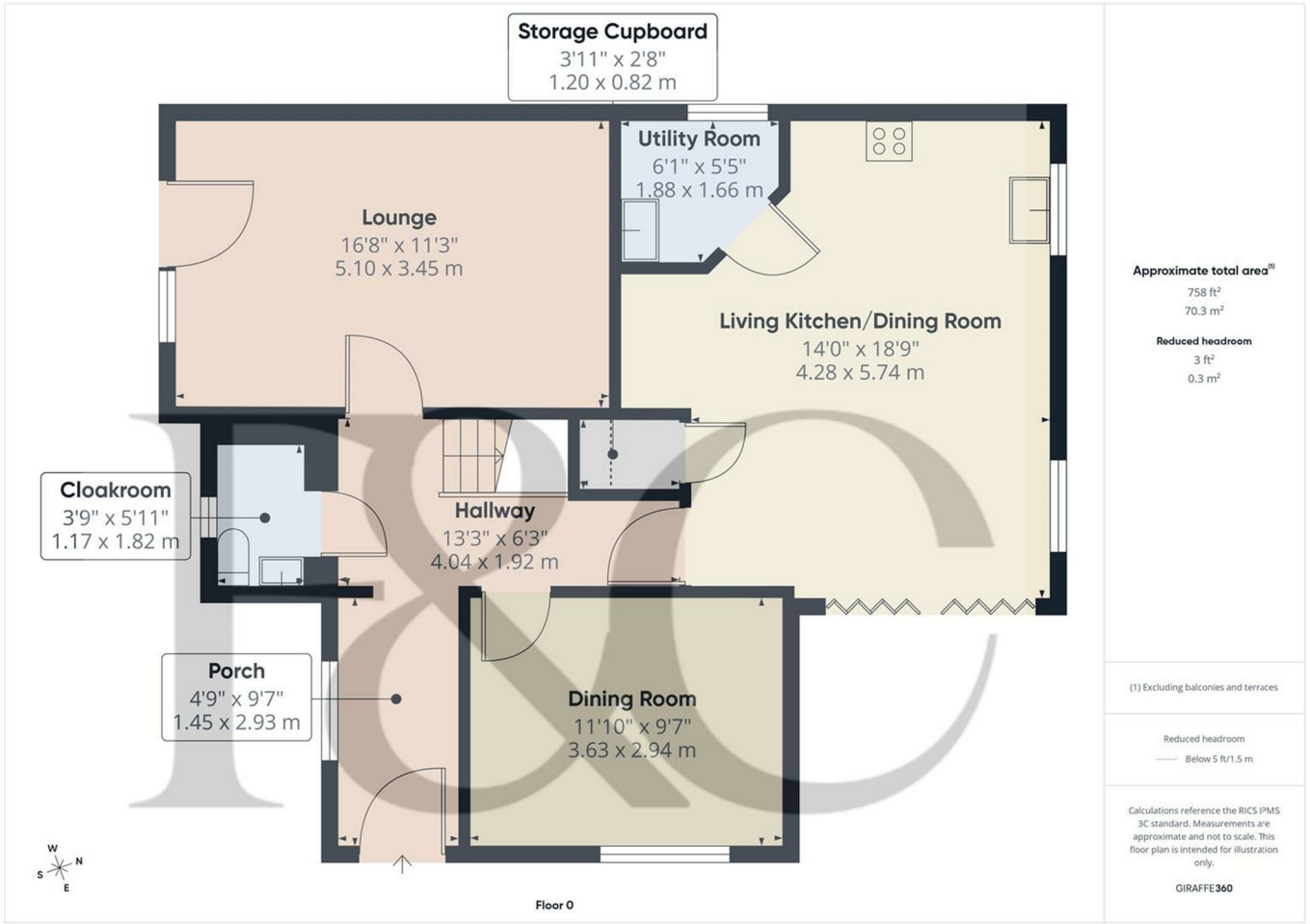
Garage Space

Subject to planning permission.

Directions

From Derby proceed along the A6 (Duffield Road), at the traffic island by The Broadway Pub take the turning left into Broadway and after approximately half a mile the property is situated on the right hand side.

Council Tax Band E



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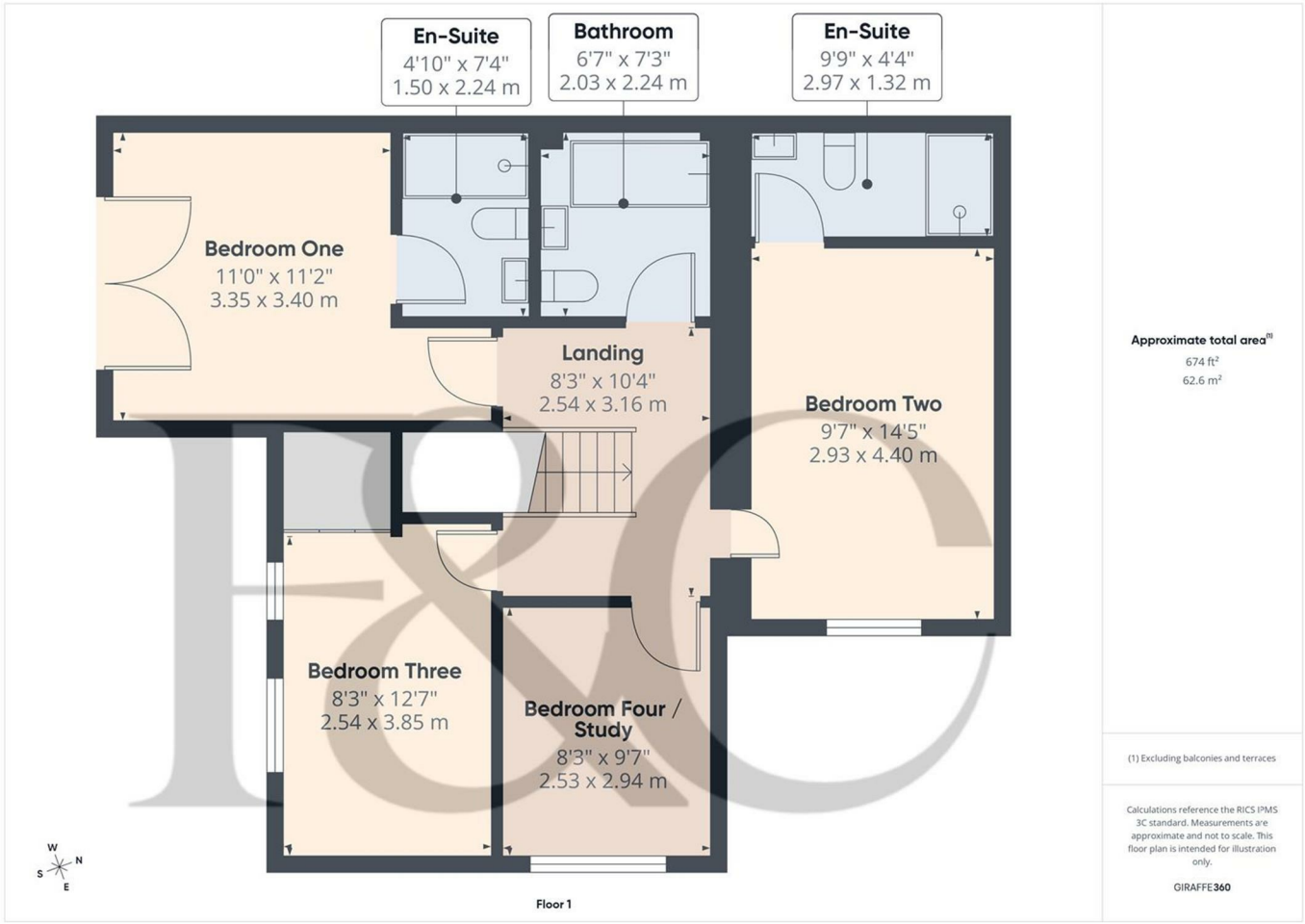
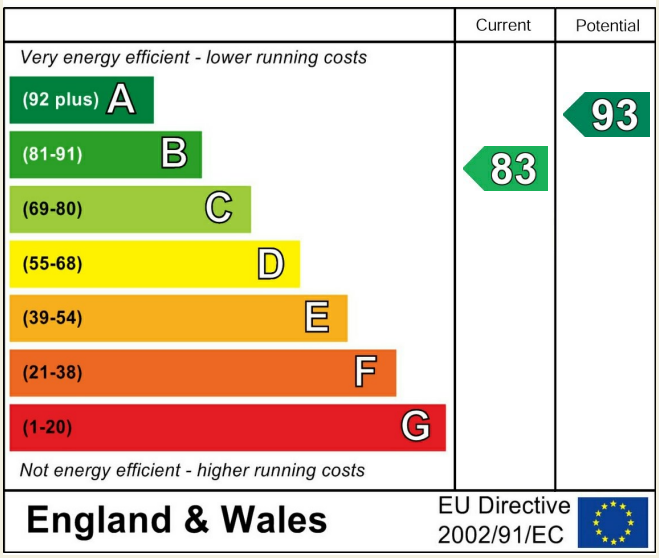
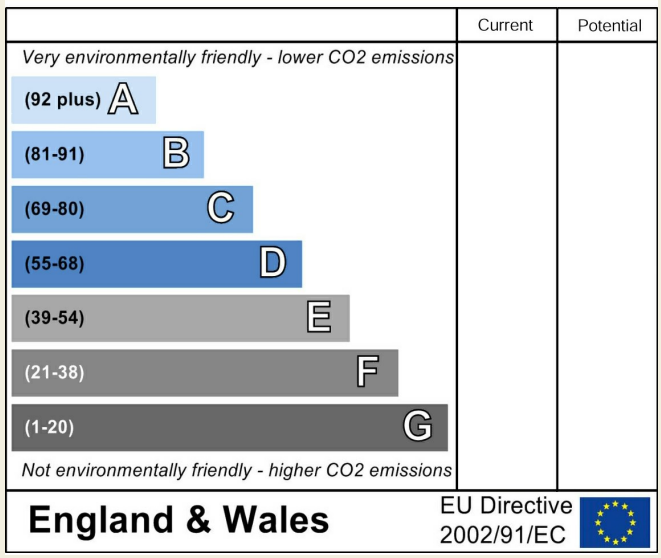


Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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