

Boggy Lane, Church Broughton

aksresidential.com

£275,000



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This property at a glance:



Watch the video



Boggy Lane, Church Broughton



Sam says:

“This is just a beautiful unique home on the outside and the interior. If you are looking for a property that is not only completely refurbished but holds masses of love and charm, then this one may be just for you! Location wise, Church Broughton is a scenic village with an award winning pub but is also close to amenities in close by villages. The property itself, is the penthouse which has its very own private, terrace garden with beautiful views of Church Broughton and the church. Entering into the hallway, there is plenty of space for coats and shoes with further storage under the staircase. Heading up the stairs you can instantly feel the welcoming charm that this home has. The kitchen is a fantastic room, having integrated appliances including a full size fridge, full size freezer, dishwasher, washing machine, oven, microwave oven and coffee machine! The breakfast bar is huge and can seat at least 6 people but also has built in cupboards. The tap is an instant boiling water tap meaning you don't need a kettle cluttering up your work tops! The lounge has a real cosy feel and is flooded with natural light, having a window and patio doors out onto the terrace garden, the current owners have put in a beautiful modern inset electric fire. Both bedrooms are great sized double, the master having the real wow factor, with an incredible large free standing bath and patio doors onto the terrace garden. The shower room has also been fully modernised to the same high standard, large shower with rainfall shower head, wash basin with storage and WC. Outside, wrapping around the building there is communal gardens. This penthouse also benefits from having 2 allocated parking spaces. This property really is something special, has beams throughout giving it character and needs to be viewed to appreciate how beautiful it is!”



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Did you spot...

This fully renovated penthouse apartment has its own private rooftop terrace garden



A message from the seller:

“Charming Village Apartment – A Home Filled with Love and Memories

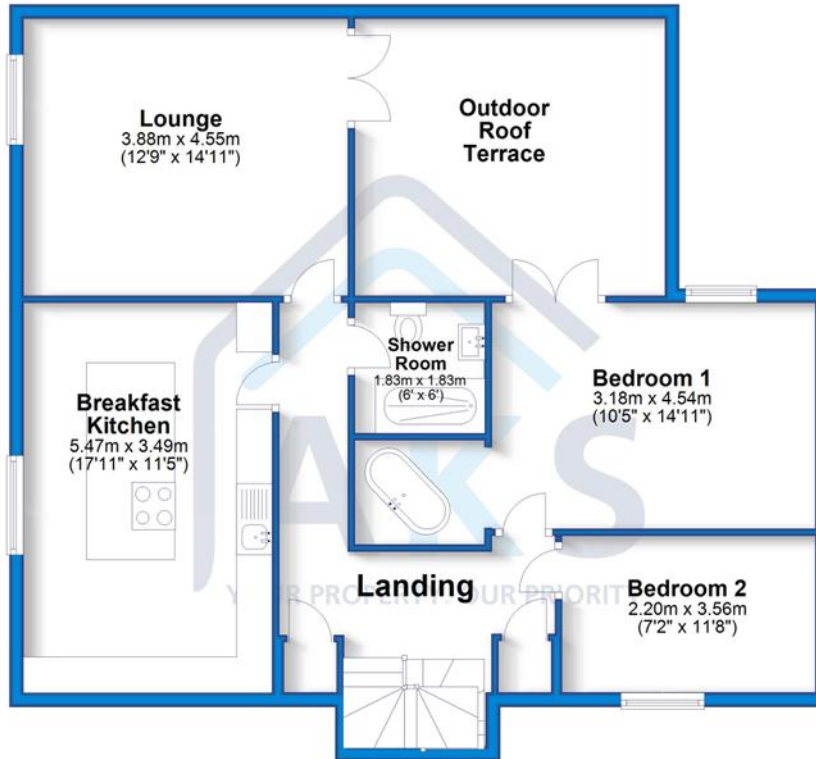
We have been proud to call this beautiful apartment our home since 2013, and it has brought us immense joy over the years. Thoughtfully designed and lovingly maintained, it perfectly combines a cosy atmosphere with a spacious layout. One of its standout features is its prime location, nestled amidst stunning countryside. Daily walks are a true pleasure, offering peace and tranquility just steps from the door. The private garden has been a favourite spot for us to relax and fully enjoy the natural beauty and serenity of the surroundings.

Adding to the charm of the area, the local pub – just a short stroll away – serves delicious food in a warm and welcoming atmosphere that perfectly reflects the friendly, close-knit spirit of the village.

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Floor Plan

First Floor
Approx. 98.1 sq. metres (1056.4 sq. feet)



Ground Floor
Approx. 4.8 sq. metres (52.0 sq. feet)



Total area: approx. 103.0 sq. metres (1108.5 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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★★★★★
300+ 5 star Google Reviews



Key Features:

- UNIQUE, CHARMING PROPERTY
- FULLY REFURBISHED THROUGHOUT
- HIGH SPEC
- 2 ALLOCATED PARKING SPACES
- PRIVATE ROOFTOP GARDEN
- DOUBLE BEDROOMS
- FANTASTIC LOCATION



About the area:

Church Broughton is a lovely quaint village in South Derbyshire which is surrounded by farmland. There is a popular pub called The Hollybush in the village which has just won an award for the best Sunday Roast in Derbyshire! There is also a village shop. The neighbouring villages of Hatton, Hilton and Etwall have all the amenities including shops, hairdressers, a choice of pubs and major road links including the A38 and A50 and Etwall having a leisure centre with a swimming pool. Church Broughton also has a Golf and Tennis Club for local leisure activities.



Schools:

There is also Church Broughton C of E Primary School located in the village.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call **01332 30 30 30**

[Click here](#) to watch the property video

