



## 4 Bed House - Detached

3 Churchside Mews, Off Broadway, Derby DE22 1HU

Offers Around £399,950 Freehold



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- Beautifully Presented Detached Property
- Exclusive Cul-de-Sac Location near Broadway, Darley Abbey
- Gas Central Heating & Double Glazing
- Lounge with Bay Window
- Fitted Kitchen/Dining Room
- Utility & Cloakroom
- Four Bedrooms
- Fitted En-Suite & Fitted Family Bathroom
- Landscaped Gardens
- Driveway & Brick Garage

Nestled in the exclusive cul-de-sac of Churchside Mews, off Broadway in Derby, this beautiful detached home offers a perfect blend of comfort and style. The property features four bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the well-fitted kitchen and dining room, which provides an inviting space for both cooking and entertaining. This area is designed to accommodate family gatherings and social events, ensuring that every moment spent here is enjoyable.

The property boasts two modern bathrooms, providing convenience for busy households. Outside, the landscaped gardens offer a serene retreat, perfect for relaxing or hosting summer barbecues.

Additionally, there is car parking and a garage, adding to the practicality of this lovely home.

Situated close to the picturesque Darley Park and Markeaton Park, residents can enjoy the beauty of nature right on their doorstep. This location not only provides a peaceful environment but also offers easy access to local amenities and transport links.

### The Location

The property's sought after location, a short walk from Derby City centre, affords easy access to a full range of services including comprehensive shopping facilities along the Cornmarket and the modern Shopping Centre. For those who appreciate charming period architecture, Sadler Gate and Iron Gate are well worthy of a visit, boasting a varied selection of upmarket clothing outlets together with a selection of cafe bars and distinctive public houses. The vibrant Friar Gate Quarter is the place to be for those who enjoying relaxing and indulging in stylish restaurants. An excellent range of leisure facilities are also within easy access including the truly delightful Darley Park which borders the River Derwent and thus offers some spectacular scenery for keen walkers. Alternatively, Markeaton Park with its small golf course, cricket ground and tennis courts, is ideal for those with sporting interests.

Excellent educational facilities are close at hand with reputable primary and secondary schools including Derby High School and Derby Grammar School for Boys. Closer at hand, St Benedict's Catholic School and Woodlands Community School are both highly regarded.

There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which link to the M1 motorway and A50 which in turn provides swift onward travel to other regional centres including Nottingham, Stoke, Burton upon Trent and East Midlands International Airport.

### Storm Porch

Outside light and half glazed entrance door with inset leaded window.

### Entrance Hall

13'7" x 4'8" (4.14m x 1.42m)

Attractive tiled flooring, radiator, smoke alarm, burglar alarm control panel, staircase to the first floor and useful understairs storage cupboard.



### Cloakroom

6'4" x 3'3" (1.93m x 0.99m)

Low level w.c., fitted wash basin with cupboard beneath, tiled splash-backs and flooring, radiator, spotlights to ceiling, UPVC double glazed obscured leaded window and internal door.

## Lounge

19'2" into bay x 10'10" (5.84m into bay x 3.30m)

Two radiators, TV and telephone points, UPVC double glazed bay window with plantation shutter blinds and half glazed internal door.



## Kitchen/Dining Room

19'9" x 11'8" (6.02m x 3.56m)



## Dining Area

Tiled flooring, radiator, TV point, spotlights to ceiling, UPVC double glazed French doors opening onto the rear garden and open space leading into kitchen area.



### Kitchen Area

Sink unit with mixer tap, base units with drawer/cupboard fronts and black granite work tops, wall cupboards, SMEG four ring gas hob with extractor hood over, built-in SMEG double fan assisted oven, integrated SMEG dishwasher and fridge/freezer, kickboard lighting, tiled flooring, spotlights to ceiling, concealed worktop lights, UPVC double glazed window and half glazed internal door.



### Utility

6'2" x 4'6" (1.88m x 1.37m )

Single sink unit with mixer tap, base cupboards with worktops, plumbing for washing machine, tiled flooring, radiator, concealed boiler, half glazed side access door and internal door.



### First Floor Landing

Smoke alarm, feature ceiling light (included in the sale), built-in cupboard housing the high efficiency Mega Flow hot water cylinder and access to roof space.

### Bedroom One

12'6" x 11'4" (3.81m x 3.45m)

Fitted double wardrobe with sliding doors, radiator, TV point, UPVC double glazed leaded window with plantation shutter blinds and internal door.



### En-Suite

7'9" x 5'4" (2.36m x 1.63m)

Double shower cubicle with chrome fittings, fitted wash basin with storage cupboard beneath, low level w.c., tiled splash-backs and flooring, spotlights to ceiling, shaver points, illuminated mirror, chrome towel rail, UPVC double glazed obscured window and internal door.



### Bedroom Two

11'8" x 10'6" (3.56m x 3.20m)

Radiator, UPVC double glazed window to the rear with plantation shutter blinds, bedroom furniture (included in the sale at a successful sale price) and internal door.



### Bedroom Three

9'2" x 8'5" (2.79m x 2.57m)

Book shelving (included in the sale), attractive Karndean flooring, radiator, TV point, UPVC double glazed window with plantation shutter blinds to the rear and internal door.



### Bedroom Four

9'2" into recess x 8'4" x 6'6" (2.79m into recess x 2.54m x 1.98m)

Double free-standing wardrobe (included in the sale at a successful sale price), TV and telephone point, radiator, UPVC double glazed leaded window with plantation shutter blinds and internal door.



## Bathroom

6'9" x 5'6" (2.06m x 1.68m)

Bath with chrome fittings and shower over with shower screen door, wash basin with cupboard beneath, low level w.c., tiled splash-backs and flooring, spotlights to ceiling, extractor fan, shaver point, illuminated mirror, chrome towel rail, UPVC obscured double glazed window and internal door.



## Front Garden

The foregarden offers shaped lawn, slate chippings, shrubs, bushes, outside light and paved pathway which leads to the entrance door and the continuation of the pathway which gives access to the side.

## Side Access

There is a secure gate which gives access to the rear garden and has outside light.

## Rear Garden

The enclosed rear garden is landscaped and offers a west facing aspect. It includes a lower level patio, further upper level patio seating area, box planting beds, shaped lawn and is fully enclosed by fencing. Outside light and cold water tap.



### Driveway

A block paved driveway provides car standing space and leads to the garage.

### Brick Garage

19'2" x 10'7" (5.84m x 3.23m)

Concrete flooring, fitted shelving, power, light and up and over door.



### BURGLAR ALARM

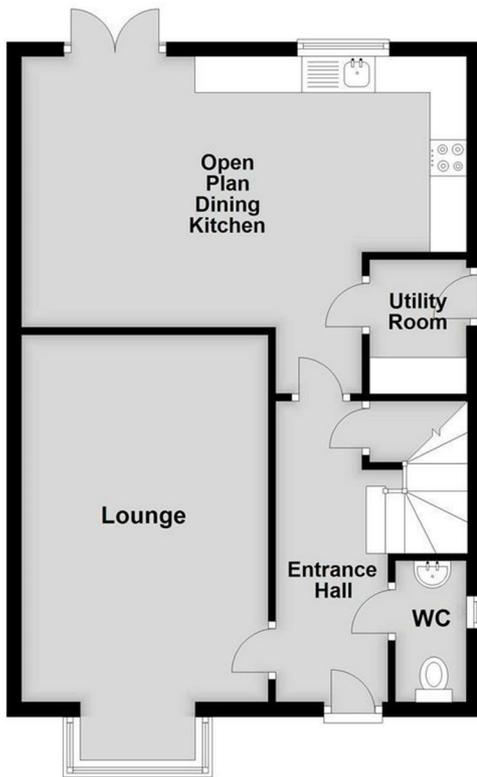
The property is fitted with a burglar alarm system.

### Council Tax - E

Derby City

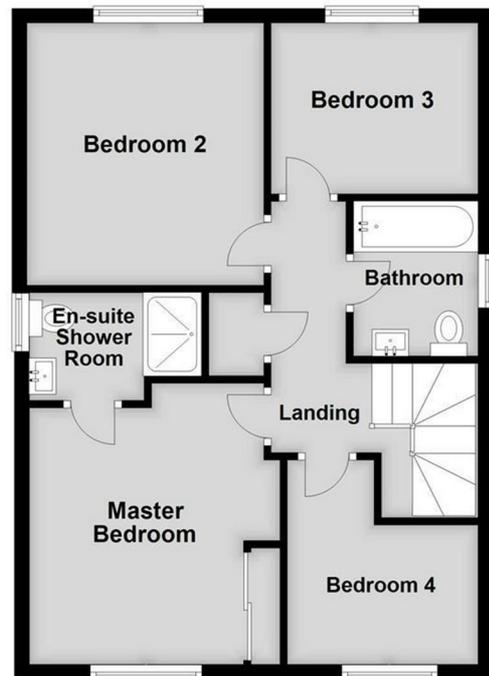
#### Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



#### First Floor

Approx. 54.3 sq. metres (584.4 sq. feet)



Total area: approx. 109.0 sq. metres (1173.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.  
Plan produced using PlanUp.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	