



## 5 Broadfields Close, Derby, DE22 1BT

**Offers Over £250,000**



An excellent opportunity to acquire and develop this double fronted detached bungalow located in a sought after cul-de-sac position off Broadway.





# 5 Broadfields Close, Derby, DE22 1BT

**Offers Over £250,000**



This attractive bungalow requires a full scheme of modernisation with potential for extension (subject to planning permission) briefly comprising, enclosed porch, hallway, bay windowed lounge, kitchen, rear lobby, two bedrooms, study/store, inner lobby leading into a bathroom and separate WC.

Externally, there is a large paved frontage providing off road parking, side garage, generous rear garden patio, lawn and store.

Broadfields Close is a pleasant small 'all bungalow' cul-de-sac located off Broadway in this sought after location neighbouring Darley Abbey, the city centre and splendid parks of Darley and Markeaton.

An excellent opportunity. Due to the works involved, we are seeking cash buyers only.

## **ACCOMMODATION**

### **ENTRANCE PORCH**

Main composite front door leading into an enclosed porch, an inner UPVC double glazed door leads into:

### **ENTRANCE HALLWAY**

With wooden flooring throughout and providing access into all principal rooms, radiator.

### **LOUNGE**

15'5" into bay x 11'7" (4.70m into bay x 3.53m)

A spacious bay windowed lounge with

additional side windows, wooden flooring, fireplace and hearth, radiator.

### **KITCHEN**

12' x 10'11" (3.66m x 3.33m)

Sink and drainer unit, tiled floor, rear and side windows, wall mounted Worcester boiler.

### **REAR PORCH**

UPVC double glazed windows and door.

### **BEDROOM ONE**

12'11" x 10'11" (3.94m x 3.33m)

A larger double bedroom positioned to the rear with a window overlooking the garden, wooden flooring, radiator.

### **BEDROOM TWO**

10'11" into bay x 8'7" (3.33m into bay x 2.62m)

A bay windowed bedroom. Please note the flooring has been removed.

### **STUDY**

9'6" x 3'10" (2.90m x 1.17m)

With side window, wooden flooring.

### **INNER LOBBY**

With access into the shower room and WC.

### **SHOWER ROOM**

8'5" x 5'6" (2.57m x 1.68m)

Having a seated bath unit, wash basin, side window, wooden flooring, radiator.

### **SEPARATE WC**

With low level WC, side window.

## OUTSIDE

Externally, there is a large paved frontage providing off road parking, side garage, generous rear garden patio, lawn and store.

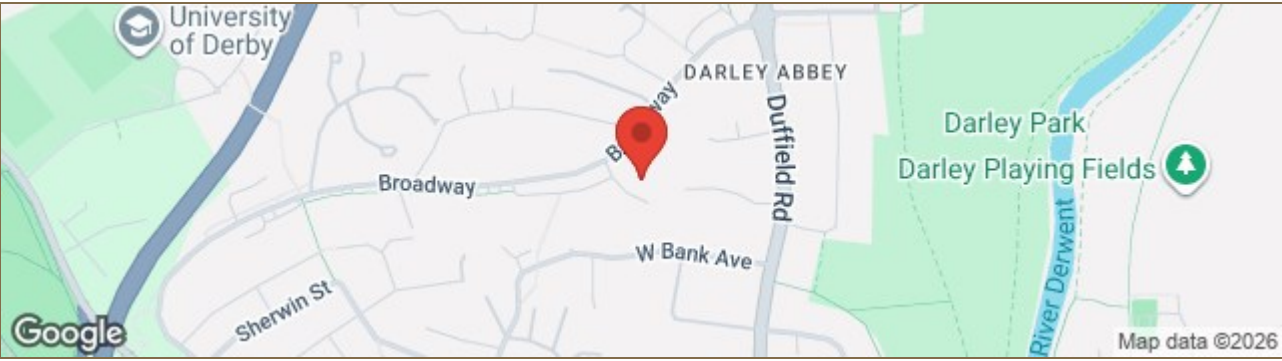
## GARAGE

17'4" x 8'9" (5.28m x 2.67m)

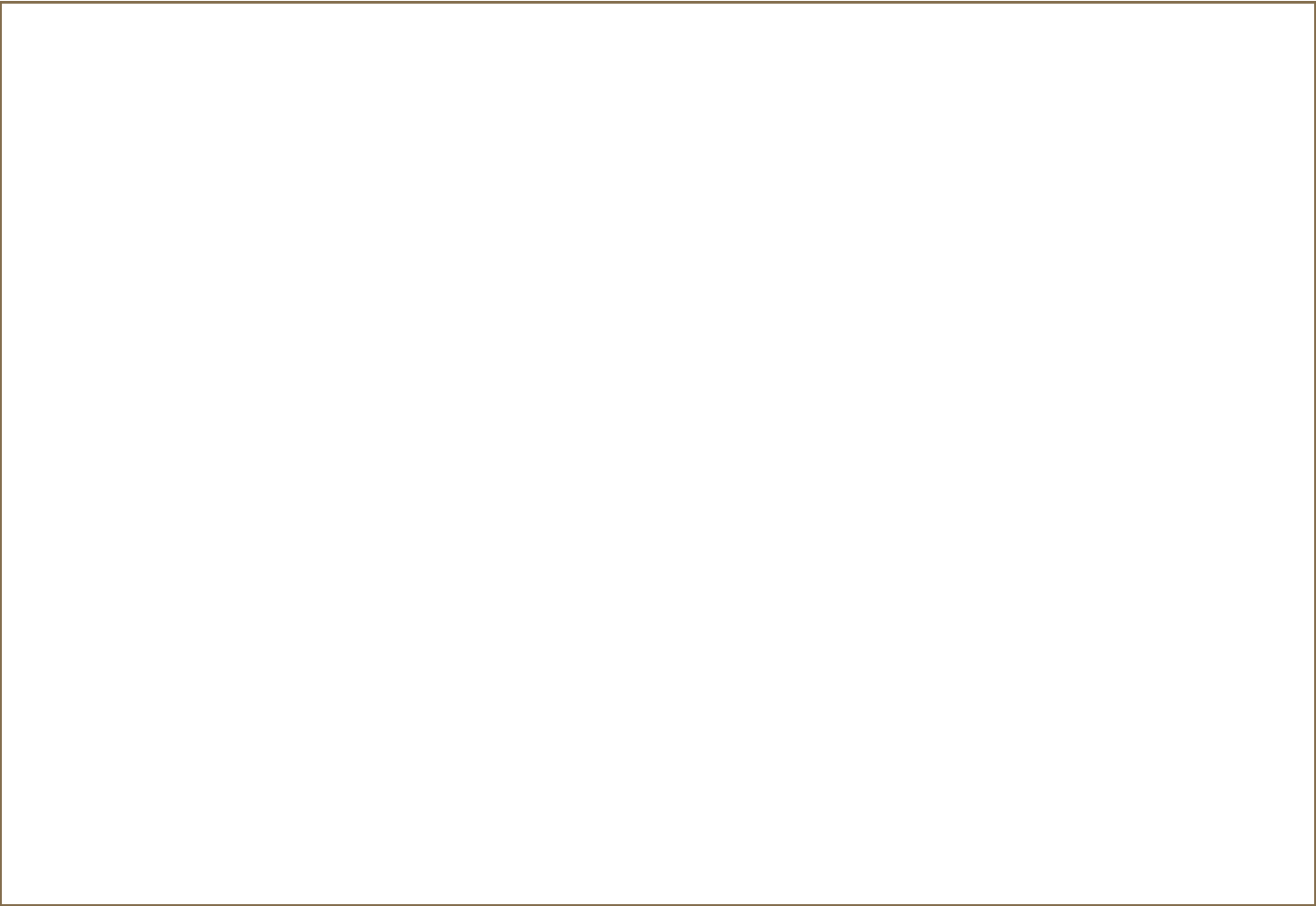
Up and over door, personal rear door, power and light.



## Road Map



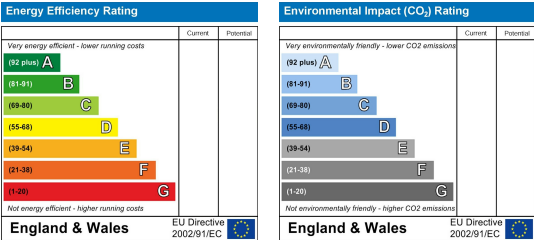
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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