

# Broadway

Derby, DE22 1BN

John German



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£640,000

A delightfully presented detached, four-double-bedroomed character home, fronting the highly desirable tree-lined avenue of Broadway, adjacent to popular Darley Abbey and Darley Park, yet also within walking distance of Derby city centre. Requiring internal inspection to be fully appreciated,

John German 

The Property - A traditional pre-war bay-windowed detached property, which has been structurally extended to afford a spacious family home of undoubted charm and character. Internal inspection is highly recommended and comprises, reception hall, cloaks/WC/shower room, three reception rooms, fitted kitchen, utility room, landing, large double bedroom one, guest bedroom two with ensuite shower room, a further two double bedrooms, modern bathroom, front garden, driveway parking, integral garage, and mature south-facing private rear garden.

Location - The property enjoys an enviable and mature setting fronting the tree-lined Broadway, which sits adjacent to the desirable suburb of Darley Abbey, and is within walking distance of both Darley Park and Markeaton Park, and the comprehensive amenities available within Derby city centre and the suburb of Allestree. St. Marys primary school and St. Benedicts secondary school are easily accessible, together with further, excellent schooling available within Darley Abbey and Allestree. Within minutes driving distance is the A38, which provides links to Derbys' ring road systems, and the A52, together with the M1 motorway for commuting further afield.

Directions - When leaving Derby city centre by vehicle, proceed along the A6 Duffield Road, then at the Broadway traffic island turn left into Broadway, and the property can be found on the left-hand side.  
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Accommodation - Having the benefit of many, retained, character features, gas central heating, uPVC double glazing, and security alarm, the detailed accommodation comprises: -

Ground Floor -  
Reception Hall - Having feature oak front door, restored original herringbone oak flooring, central heating radiator, and stairs to the first floor.  
Cloaks/Wc/Shower Room - Having modern white sanitary ware comprising, low-level WC, wash hand basin in vanity unit with cupboards under, and shower recess with Mira electric shower unit and tiled surround, together with central heating radiator, extractor fan, uPVC leaded-light double glazed window.  
Formal Lounge - 5.33m x 3.78m max (17'6" x 12'5" max) - Measurements are 'maximum into bay'.  
Having attractive polished limestone fireplace and hearth with fitted 'living flame' coal-effect gas fire, wide uPVC leaded-light double glazed bay window to the front with fitted window seat, uPVC leaded-light double glazed window to the side, ceiling cornice, two wall light points, and central heating radiator.  
Morning Room - 3.94m x 3.48m max (12'11" x 11'5" max) - Having two wall light points, central heating radiator, useful understairs store cupboard, and double glazed south-facing sliding patio doors opening to the rear garden.  
Front Dining Room - 4.27m x 3.33m (14'0" x 10'11") - Having uPVC leaded-light double glazed windows to the front and side, two wall light points, ceiling cornice, and central heating radiator.

Kitchen - 3.00m x 2.97m plus recess (9'10" x 9'9" plus reces - Measurements are 'plus recess'.  
Having oak fitments comprising, three double base units, three single base units, three single wall units, and one double wall unit with leaded-light glazed doors for display purposes, together with integrated dishwasher, integrated fridge, gas cooker/double oven with canopy over incorporating extractor hood and light, Blanco single-drainer sink unit, central heating radiator, and uPVC leaded-light double glazed window to the rear enjoying southerly views over the garden.  
Utility Room - 2.44m x 2.39m (8'0" x 7'10") - Having fitments comprising, two double wall units, together with stainless steel sink unit with double drainer, plumbing for automatic washing machine, uPVC leaded-light double glazed door and window to the rear, extractor fan, and wall-mounted Gloworm gas central heating boiler providing domestic hot water and central heating.

First Floor -  
Landing - Having uPVC leaded-light double glazed window to the stairs, central heating radiator, and access to insulated and part-boarded loft space, with electric light, accessed by way of an aluminium ladder. The loft affords potential for further accommodation, if so required, and subject to obtaining the usual planning and building regulation approvals.  
Front Bedroom One - 5.61m x 3.78m max (18'5" x 12'5" max) - Measurements are 'maximum into bay'.  
Having quality fitments comprising, three double wardrobes, and base cupboard, together with uPVC leaded-light double glazed wide bay window to the front, ceiling cornice, and central heating radiator.  
Guest Bedroom Two - 3.40m x 2.97m plus (11'2" x 9'9" plus) - Measurements are 'plus lobby'.  
An attractive dual-aspect room, having fitments comprising, double wardrobe, and single wardrobe, together with central heating radiator, and uPVC leaded-light double glazed windows to the front and rear,  
Ensuite Shower Room - 1.93m x 1.91m (6'4" x 6'3") - Having modern white sanitary ware comprising, low-level WC, wash hand basin in vanity unit with cupboards under, and corner quadrant shower cubicle with Mira electric shower unit, together with tiled walls, uPVC leaded-light double glazed window, and central heating radiator.  
Front Bedroom Three - 4.27m x 3.38m (14'0" x 11'1") - Having fitments comprising, two single wardrobes, dressing table, six drawers, and double base cupboard, together with central heating radiator, ceiling cornice, and uPVC leaded-light double glazed windows to the front and side.  
Rear Bedroom Four - 3.00m x 2.57m plus (9'10" x 8'5" plus) - Measurements are 'plus door recess'.  
Having built-in cupboard, ceiling cornice, central heating radiator, and uPVC leaded-light double glazed window enjoying views over the garden.  
Family Bathroom - 2.51m x 1.83m (8'3" x 6'0") - Having modern white sanitary ware comprising, Jacuzzi panelled bath with shower mixer taps, wash hand basin in vanity unit with cupboards under, and low-level WC with concealed cistern, together with tiled walls, fitted cupboard, central heating radiator, and uPVC leaded-light double glazed window.

Outside -  
Front Garden - The property is set back behind a front garden, having lawn, mature shrub borders, and tarmacadam driveway affording up to three car standing spaces, together with side gate and pathway providing access to the rear.  
Integral Garage - 5.64m x 2.87m (18'6" x 9'5") - Having twin doors to the front, access door to the rear, and electric power and light.  
Rear Garden - A particular feature to note is the secluded, and south-facing, large mature rear garden, having wide paved patio, shaped lawns, well-stocked flower and shrub borders, mature trees, vegetable garden, greenhouse, and two sheds.

Additional Information -  
Tenure - We understand the property is held freehold, with vacant possession provided upon completion.  
Services - PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.  
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





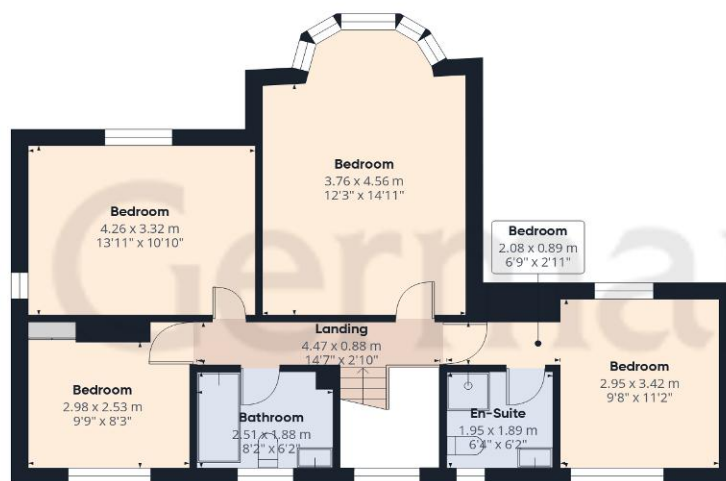








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

153.7 m<sup>2</sup>

1654 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent



