



5 Bed House - Detached

11 Boggy Lane
Church Broughton
Derby
DE65 5AR

£3,750 Per Calendar Month

Fle
&

Fletcher
& Company

11 Boggy Lane Derby DE65 5AR



- A Large Five Bedroom On A Substantial Plot
- Two Large Reception Rooms
- Utility Room With Groundfloor WC
- Available Fully, Part Or Unfurnished
- Large Double Garage - Suitable For Vehicles, Storage, Or Both
- Master Bedroom With Dressing Area & En-Suite
- Four Double Bedrooms & One Single
- In-Built Storage Throughout This Impressive Property
- Surrounded By Countryside
- A Deceivingly Large Property - Almost 2000 sq.ft Of Living Space

Available Now – An impressive five bedroom detached residence situated in the desirable Derbyshire village of Church Broughton, offering excellent family accommodation, extensive parking, a double garage and a mature enclosed garden.

The ground floor provides a superb combination of open plan and separate living spaces. A practical entrance area gives access to a cloakroom/WC, utility room and the adjoining double garage. Beyond is a large kitchen and family area, featuring extensive fitted cabinetry, plentiful work surfaces and a central island incorporating casual seating. The kitchen offers significant seating areas and is extremely flexible.

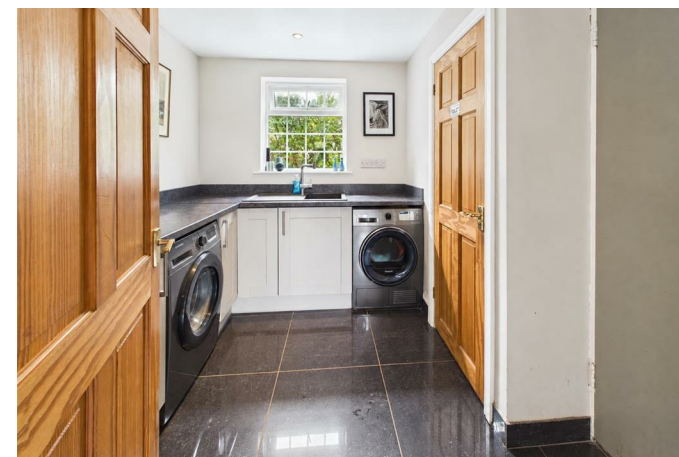
The property also offers two excellent reception rooms. The main lounge provides a comfortable setting for relaxing and features an attractive fireplace, while the additional reception room is ideally suited as a formal dining room, playroom or second sitting room. French doors open from here onto the rear terrace and garden.

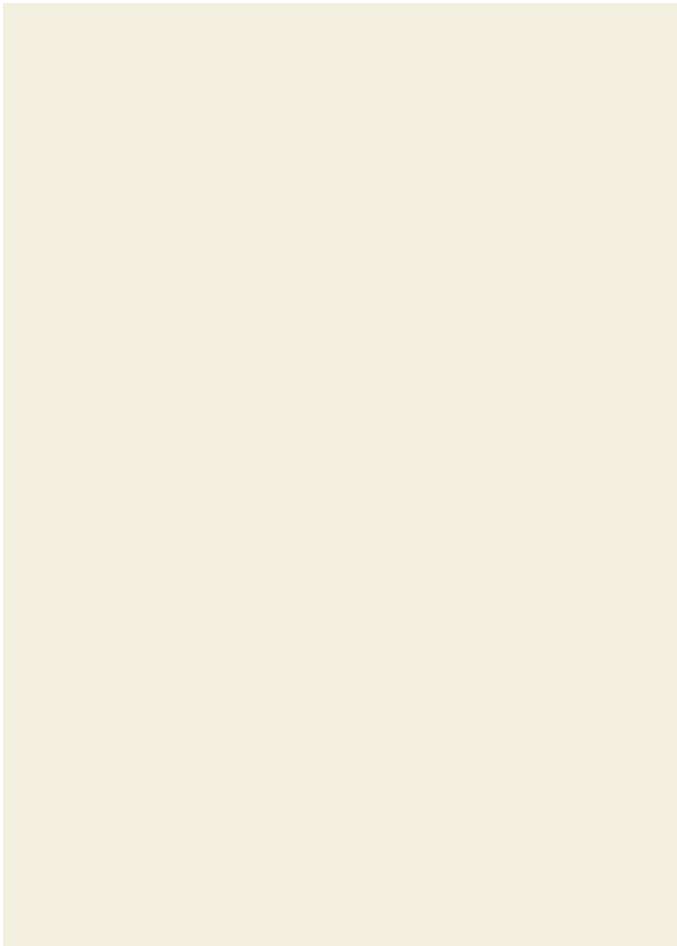
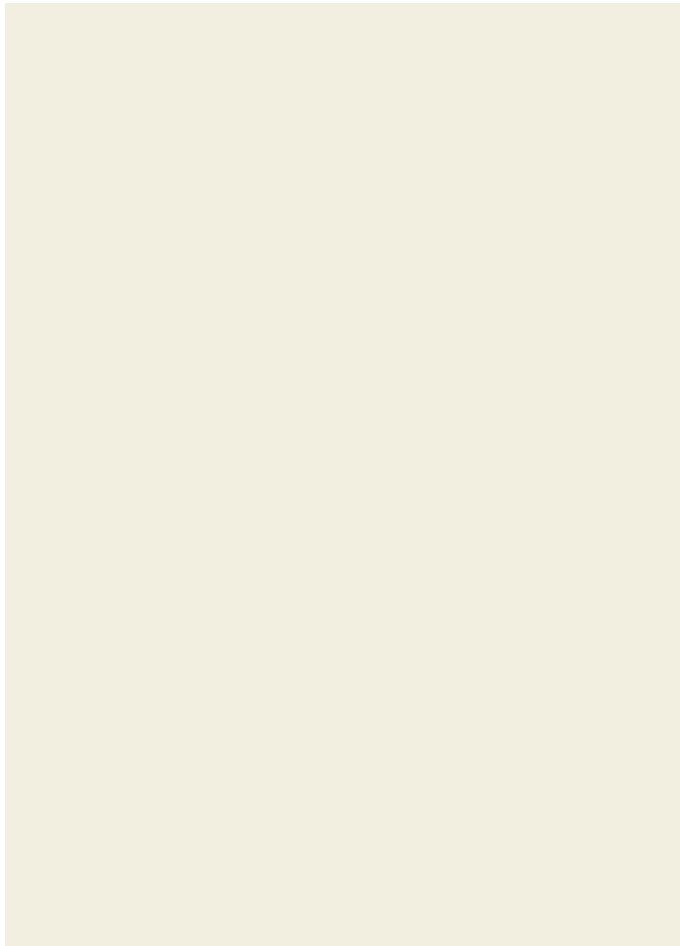
Upstairs, the property offers five well proportioned and versatile bedrooms. The principal bedroom benefits from built-in storage and a private en-suite shower room, while three further generous double bedrooms provide excellent accommodation. The spacious fifth bedroom is equally suitable as a bedroom, guest room or home office, with useful storage available throughout. A well appointed family bathroom completes the first floor accommodation.

Outside, a substantial driveway provides generous private parking and leads to the integral double garage. The enclosed rear garden offers an excellent amount of outdoor space, with a large lawn, established planting and a paved terrace



Fletcher
& Company





Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Floor 0



Floor 1

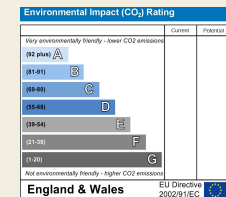
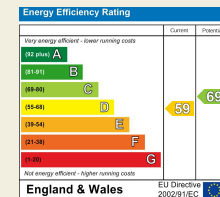
Approximate total area[®]

1994 ft²
185.4 m²

(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.

GIRAFFE360



Fletcher
& Company

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. Fletcher & Company 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.