



5 Broadfields Close, Derby, DE22 1BT

£435,000



In association with quality new home builder and redevelopment specialists, Glebe Homes, we are delighted to make an early announcement of their latest project. This stunning double fronted two bedroom, two bathroom, detached bungalow will be fully refurbished to an excellent standard and finished in a quality render located on a small all-bungalow cul-de-sac in this sought after location neighbouring Darley Abbey.



The highly impressive property will provide a new gas central heating system, electrical re-wire along with quality fitments throughout with accommodation comprising, entrance hallway and inner lobby, bay-windowed living room, a modern fitted kitchen integrated with AEG appliances and with space for dining, principal bedroom with en-suite, double bedroom two, main bathroom and a rear utility room/porch.

Externally, there will be a driveway leading to a side garage, lawned front garden. The generous rear garden will also be lawned with a patio and a brick store shed.

Broadfields Close, off Broadway neighbours Darley Abbey being close to Duffield Road with an excellent and frequent public transport service connecting to the city centre and north Derbyshire villages and towns. Locally there is the beautiful Darley Park with pleasant riverside walk, cricket club and café, vibrant Mills area home to stylish wine bars, restaurants and cafes. Also locally is the Park Farm shopping area in nearby Allestree offering a wide array of shopping and service amenities.

A superb location and property scheduled for completion in July 2026 TBC.

ACCOMMODATION

With Oak internal doors with glazing to Lounge and Kitchen.

ENTRANCE HALLWAY

12'5" x 4'3" (3.8 x 1.3)

Composite front door leading into a formal hall.

INNER LOBBY

6'6" x 5'10" (2 x 1.8)

LOUNGE

15'5" x 11'5" (4.7 x 3.5)

A spacious lounge area with front facing UPVC double glazed window.

DINING KITCHEN

12'1" x 10'9" (3.7 x 3.3)

Appointed with an 'L' shaped arrangement with a range of wall, base and integrated units, work surfaces and matching splashback, ceramic sink and drainer, AEG integrated appliances to include, electric oven and induction hob, extractor fan, dishwasher and fridge freezer.

BEDROOM ONE

12'9" x 11'9" (3.9 x 3.6)

A spacious double bedroom positioned to the rear with a UPVC double glazed window.

EN-SUITE

9'2" x 3'11" (2.8 x 1.2)

A generous en-suite with double shower tray, vanity sink unit and WC, chrome towel radiator, illuminated mirror, half tiling.

BEDROOM TWO

14'1" into bay x 8'6" (4.3 into bay x 2.6)

A generous second bedroom with a front facing UPVC double glazed bay window.

BATHROOM

8'6" x 5'2" (2.6 x 1.6)

Appointed with a shower over bath, vanity sink unit and WC, chrome towel radiator, illuminated mirror, half tiling.

UTILITY/PORCH

5'10" x 5'10" (1.8 x 1.8)

Accessed from the kitchen with plumbing for a washing machine and UPVC double glazed door to garden.

OUTSIDE

GARAGE

17'0" x 8'6" (5.2 x 2.6)

With up and over front door, power, light and personal rear door.

PLEASE NOTE

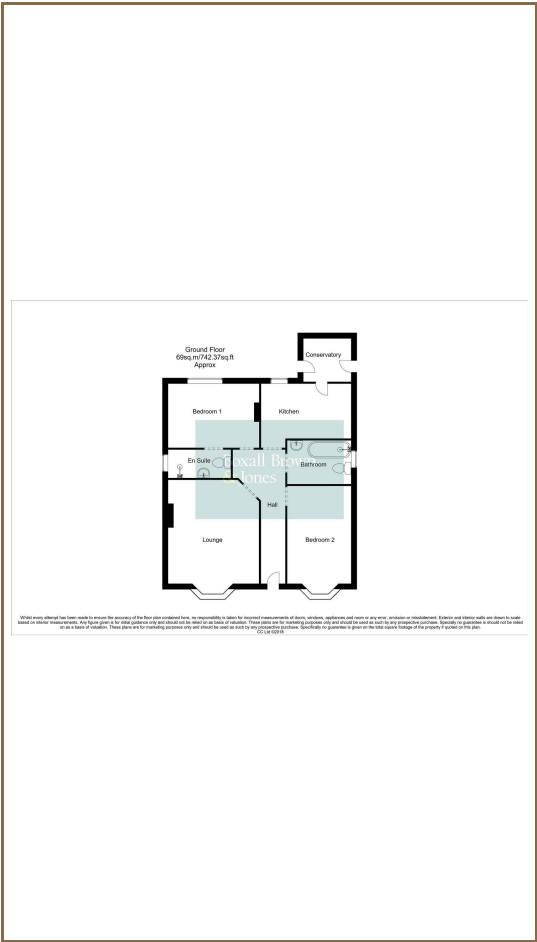
All measurements are approximate taken during refurbishment prior to plastering.

The main image is a Computer Generated Image of the proposed finish, other photos are of past projects indicative of Glebe Homes quality.

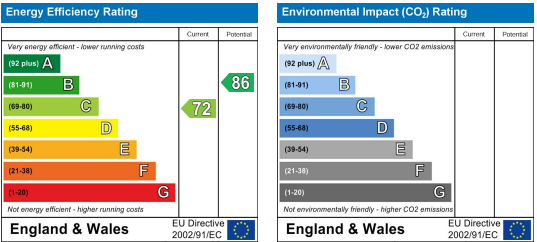
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk