Fletcher & Company

36 Broadway, Darley Abbey, Derby, DE22 1BQ

Offers Around £495,000

Freehold



- Fabulous Bay Front Semi-Detached Property
- Extended Living Accommodation
- Extremely Well-Appointed Throughout
- Separate Detached Annexe with Shower Room
- Hallway & Utility
- Lounge & Stunning Open Plan Living Kitchen
- Three Bedrooms, Family Bathroom, Shower Room
- Stylish Private Garden
- Good Sized Driveway
- Close to Excellent Amenities - Darley Park & Darley Abbey Village





Summary

This is a stunning, extended, bay fronted, three bedroom semi-detached residence sold with a one bedroom self contained annex occupying a prime position on Broadway in Derby and close to Darley Park.

The property has been greatly enhanced by the current vendor and now provides extremely well-appointed and spacious accommodation. The property is sold with the benefit of a separate detached annex located within the garden. As such, it would be ideal for someone requiring multi-generational living or a dependent relative/teenager.

The property itself is double glazed and gas central heated with entrance hall, ground floor shower room, lounge with log burner and stunning open plan extended kitchen with bifold doors, two feature lantern roofs, high specification fitted kitchen, spacious dining area and snug area with log burner. Located off the kitchen is a utility room. The first floor accommodation features three bedrooms and a well-appointed bathroom.

Outside, the property is set up from Broadway on an elevated plot with a good sized driveway providing ample off-road parking. Access down the side leads to a fabulous rear garden offering a high degree of privacy and featuring a patio immediately off the kitchen, a matching pathway running alongside an extensive lawn, raised beds containing plants and shrubs and a further patio which sits in front of the self-contained annex.

The annex itself provides open plan living space with lounge/dining area, pull down bed, kitchen and shower room off.

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The Location

The property's location on Broadway gives easy access to a fabulous range of amenities including Markeaton primary school, St Mary’s Catholic school, Saint Benedict's secondary school and Woodlands secondary school. The property is highly convenient for beautiful Darley Park offering delightful walks as well as Markeaton Park. The city centre is easily accessed and offers a complete range of services as well as a regular bus service. The property is in a truly convenient location.

Accommodation

Ground Floor

Entrance Hall

14'0" x 5'10" (4.27 x 1.79)

An oak panelled entrance door provides access to hallway with central heating radiator, Karndean flooring and staircase to first floor with useful understairs storage cupboard.

Lounge

12'2" x 12'2" (3.73 x 3.71)

With chimney breast incorporating a feature fireplace with raised hearth, timber display mantel and cast iron log burner, central heating radiator, Karndean floor covering and double glazed bay window to front.



Stunning Open Plan Living Space

28'2" x 20'5" (8.60 x 6.23)







Snug Area

Having a chimney breast incorporating a recessed housing a cast iron log burner, two stylish floor to ceiling contemporary style radiators and Karndean flooring throughout.





Dining Area

Sitting beneath one of two feature lantern roofs which are well-lit through spotlighting and access to garden through bifold doors.





Kitchen Area

Featuring a stunning quartz topped island/breakfast bar providing storage and hob plus fitted base cupboards and drawers, complementary wall mounted cupboards, built-in oven and microwave, fridge freezer and dishwasher, inset sink unit, mirrored splashback, feature lantern roof with spotlighting and bifold doors to garden.





Utility Room

4'11" x 4'2" (1.50 x 1.29)

With useful storage, worktop, central heating radiator and Karndean flooring.

Shower Room

6'5" x 4'11" (1.98 x 1.52)

Extremely well-appointed with low flush WC, vanity unit with wash handbasin, shower cubicle, chrome towel radiator, recessed ceiling spotlighting and Karndean flooring.



First Floor Landing

7'6" x 4'1" (2.29 x 1.26)

A semi-galleried landing with feature balustrade and double glazed window to side.

Bedroom One

12'9" x 9'9" (3.91 x 2.99)

Having a central heating radiator, fitted wardrobes, recessed ceiling spotlighting and double glazed bay window to front.





Bedroom Two

12'11" x 10'11" (3.94 x 3.34)

With central heating radiator, fitted wardrobes, recessed ceiling spotlighting and double glazed window to rear.



Bedroom Three

9'3" x 7'0" (2.82 x 2.14)

Having a central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



Well-Appointed Bathroom

6'3" x 5'9" (1.93 x 1.76)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, bath with shower over, chrome towel radiator, recess the ceiling spotlighting and double glazed window to front.



Outside

The property is set up from Broadway, set back behind a block paved driveway providing ample off-road parking and gated access to a pathway leading to the rear.
To the rear of the property is a fabulous garden with a high degree of privacy and featuring two separate patios, an extensive lawn, raised beds, timber fencing, outdoor lighting and power.

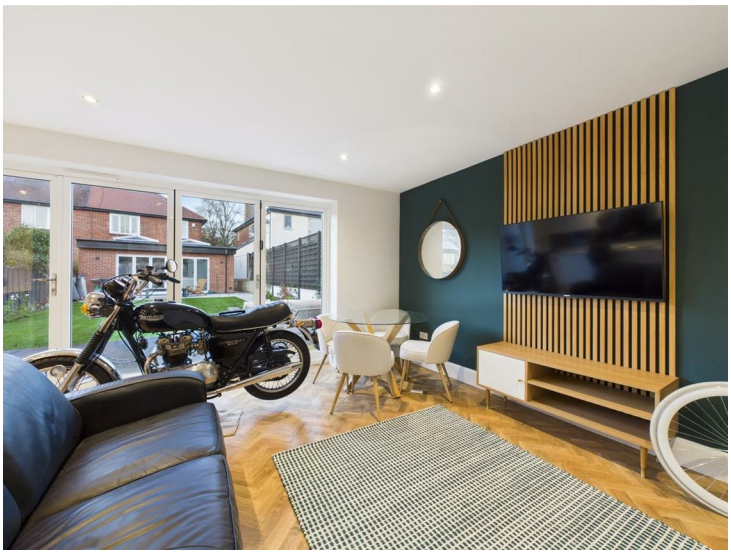




Separate Detached Annex

18'8" x 14'7" (5.71 x 4.47)

Having full planning consent and being ideal for a range of purposes such as housing a dependent relative/teenager, home office/gym and featuring bi folding doors leading to the open plan living space with feature Karndean flooring, recessed ceiling spotlighting, pull-down bed and kitchen area with worktop, sink, mirrored splashback, storage and drawers, integrated fridge.



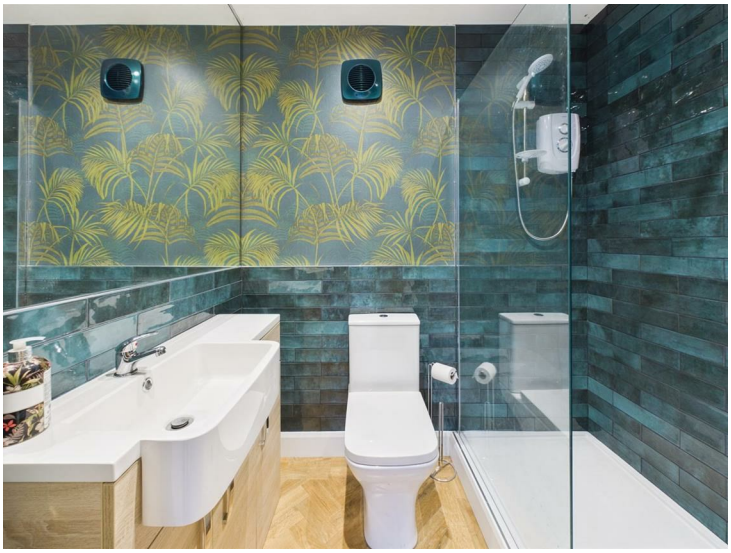




Shower Room

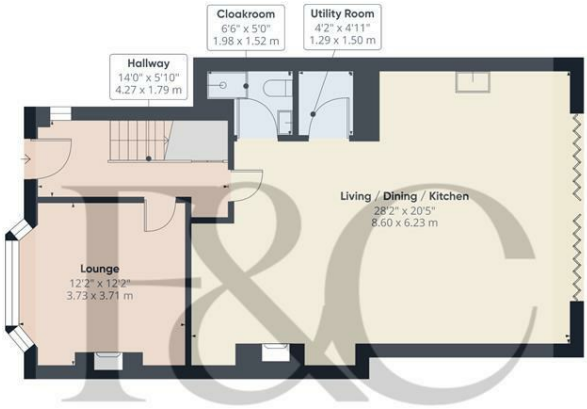
6'6" x 4'6" (2.00 x 1.39)

A superb shower room which is beautifully appointed with feature tiling, low flush WC, vanity unit with wash handbasin and storage plus spacious walk-in shower cubicle.

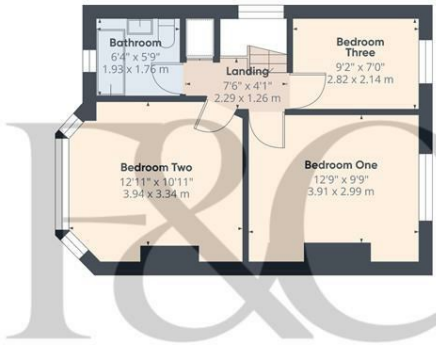


Council Tax Band C

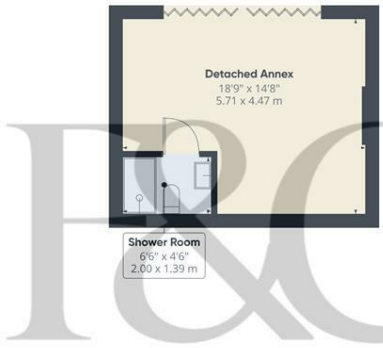




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1467 ft²

136.2 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.

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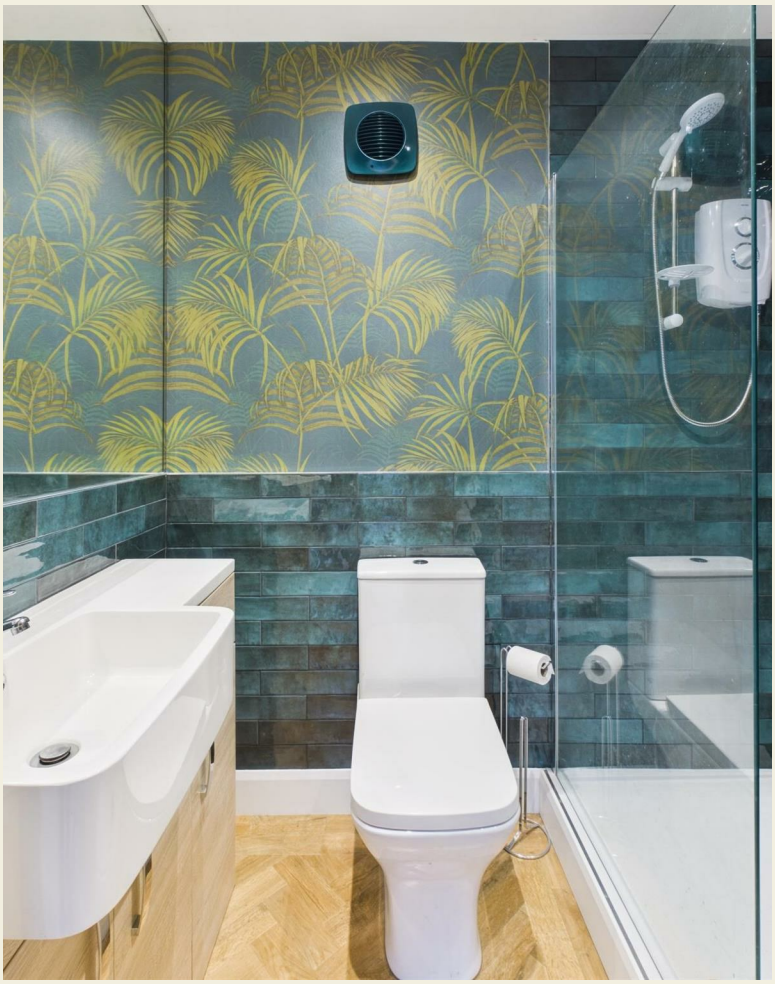

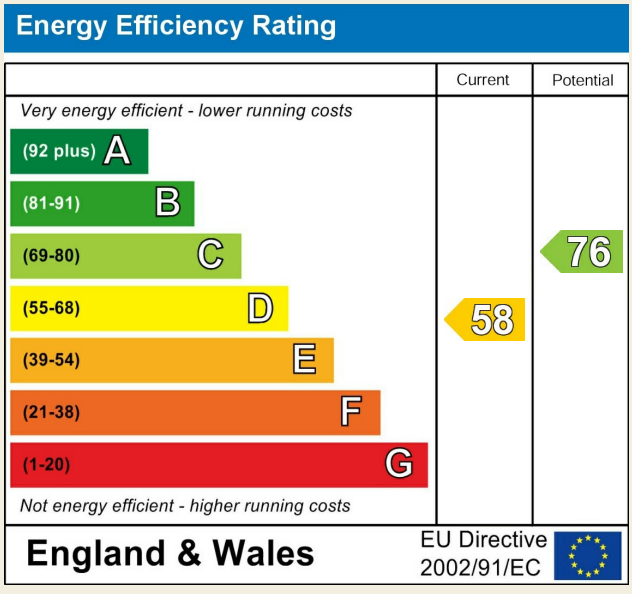

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Council Tax Band: C
Tenure: Freehold