



**3 Meadow Rise, Church Broughton, Derby, DE65 5DF**

**£490,000**

NO CHAIN. This well-proportioned detached house, in good condition, features four double bedrooms, a modern kitchen with utility room, two reception rooms, a three-piece suite bathroom, a fireplace, garage, large garden, driveway parking for two vehicles, and is situated in a peaceful rural cul de sac with strong community ties and nearby amenities, making it perfect for families seeking comfort and convenience.



Sales: 01283 777100  
Lettings: 01332 511000

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## 3 Meadow Rise, Church Broughton, Derby, DE65 5DF

### Summary Description

This well-proportioned, detached property is currently listed for sale and is in a good condition throughout. The house boasts four double bedrooms, with the first featuring built-in wardrobes, and the third bedroom boasting a walk-in closet.

The property also includes a three-piece suite bathroom, offering convenience and comfort for the entire family. The modern kitchen includes a breakfast bar and separate utility room, making it a perfect space for family meals.

There are two separate reception rooms. The lounge, is a spacious area with large windows to front and back, offering a beautiful garden views and access to the garden itself, creating a perfect environment for relaxation. The room also features a fireplace, adding a touch of homely comfort. The second reception room serves as a separate dining room, perfect for hosting dinner parties or family meals.

The attractive front and rear gardens are a highlight, with the rear garden being particularly spacious. The property also benefits from driveway parking for at least two vehicles and a double garage.

The property is nestled in a quiet cul de sac within a rural village with a vibrant local community. It is ideally located with nearby schools, green spaces, parks, public transport links and offers walking and cycling routes for active individuals or families. The property is ideal for families looking for a peaceful and community-oriented lifestyle.

In conclusion, this property offers a perfect balance of comfort, convenience, and tranquillity, making it an ideal choice for families.

### Entrance Hall

Carpeted and neutrally decorated with front aspect obscure upvc double glazed window, upvc main entrance door, under stairs storage, radiator.

### Lounge

23'4" x 12'3" (7.12 x 3.74)



Carpeted and neutrally decorated with front aspect upvc double glazed bay window, rear aspect upvc double glazed window and door to garden, stone fireplace with open fire, tv point, telephone point.

### Dining Room

11'5" x 9'0" (3.49 x 2.75)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

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### Kitchen

8'6" x 12'0" (2.61 x 3.67)



Having wood effect LTV flooring and neutral decor with rear aspect upvc double glazed window, a range of fitted wall and floor units to shaker style in cream with stone worktops and splashbacks, inset composite sink with drainer and chrome monobloc tap, integrated double electric oven, inset induction hob with chimney style extractor hood over, integrated fridge, radiator.

### Utility Room

6'9" x 10'0" (2.06 x 3.06)



Having wood effect LTV flooring and neutral decor with rear aspect upvc double glazed window, a range of fitted wall and floor units to shaker style in cream with wood effect worktops, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for appliances, radiator, part obscure glazed upvc door to rear garden.

### Guest Cloakroom

Carpeted and neutrally decorated with rear aspect obscure upvc double glazed window, wall mounted wash hand basin with chrome hot and cold taps, low flush wc.

### Stairs/Landing

Carpeted and neutrally decorated, airing cupboard with hot water cylinder, access to roof space.

### Bedroom One

14'7" x 12'3" (4.47 x 3.74)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, fitted wardrobe.

### Bedroom Two

11'4" x 12'1" (3.46 x 3.7)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, over stairs storage cupboard.



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### Bedroom Three

8'11" x 8'11" (2.72 x 2.72)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator, built in wardrobe.

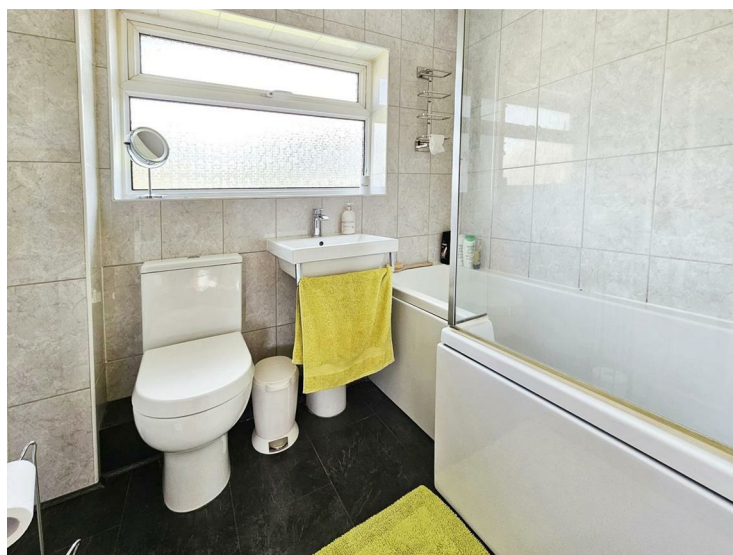
### Bedroom Four

8'9" x 9'1" (2.68 x 2.77)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

### Bathroom



Having ceramic tile effect flooring and fully tiled walls with rear aspect obscure upvc double glazed window, P bathtub with chrome mixer tap having shower attachment and electric shower over, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator.

### OUTSIDE

#### Garage

16'8" x 14'6" (5.1 x 4.42)

An attached double garage with electronically powered roller shutter door, rear personnel door, side aspect obscure upvc double glazed window, oil boiler.

#### Frontage and Driveway

To the front you will find a block paved driveway with adequate parking for at least two vehicles parked side by side, lawn, side lawn and herbaceous planting.

#### Rear Garden



To the rear you will find a large, split-level garden which has been attractively landscaped to provide a good mixture of paved patio, lawn and herbaceous planting.

#### Material Information

Verified Material Information

Council tax band: F

Council tax annual charge: £3032.75 a year (£252.73 a month)



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### 3 Meadow Rise, Church Broughton, Derby, DE65 5DF

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Open fire

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, On Street, and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### Buying to Let?

Guide achievable rent price: £1500pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

#### Location / what3words

what3words ///beyond.taller.firm

#### Disclaimer 03/2021

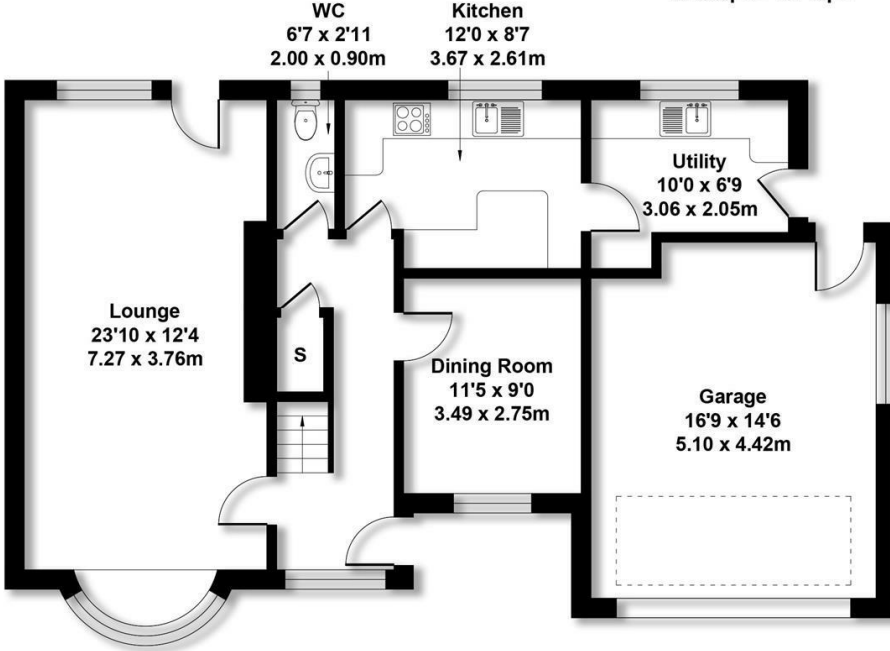
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their



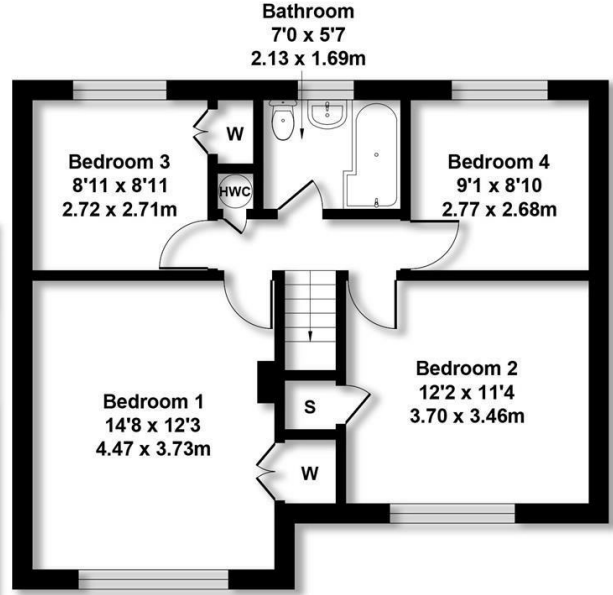
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# 3 Meadow Rise

Approximate Gross Internal Area  
1625 sq ft - 151 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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