



The Villa Main Street, Church Broughton, Derby, DE65 5AS

£1,995 PCM

This immaculate, detached five-bedroom unfurnished home in a tranquil rural village offers modern conveniences, spacious living areas, a cozy fireplace, beautiful views, and proximity to local amenities and schools, making it an ideal rental for families or couples seeking serenity and comfort.

Deposit: £2300, including a holding deposit of £460. Council tax band: E EPC rating: E (52)

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Summary Description

Presenting this immaculate, detached property nestled in a quiet, peaceful rural village. This stunning home is perfect to let for families or couples seeking serenity and comfort. It boasts an impressive five bedrooms, all doubles, with the master bedroom offering an enhanced level of luxury and comfort.

The heart of this home is undoubtedly its kitchen, which features a convenient kitchen island and a utility room. It's an ideal space for everyday family life as well as entertaining guests.

Further enhancing this home's appeal are its three reception rooms, two of which features a cozy fireplace and log burner. These spacious rooms are perfect for relaxing, entertaining, and creating precious memories.

One of the unique selling points of this property is its location. It's close to local amenities, nearby schools, offering a range of walking routes for those who enjoy being close to nature. Furthermore, the property offers a beautiful view, enhancing the tranquil feel of the home.

Despite its rural location, this property doesn't compromise on practicalities. It falls under council tax band E and has an EPC rating of E, reflecting its energy efficiency.

In brief, this property seamlessly combines the charm of country living with modern conveniences. Its impeccable condition and unique features, such as the fireplace and the beautiful view, make it a delightful home. This is a rare opportunity to let a property of such caliber and in such a desirable location.

Entrance Hall

Having wood flooring and neutral decor with front aspect part obscure glazed composite main entrance door, coving to ceiling.

Sitting Room

12'11" x 11'10" (3.95 x 3.61)



Having wood flooring and neutral decor with front aspect upvc double glazed sash window, brick fireplace with wooden mantle and wood burner, radiator, coving, 2 x tv points, satellite cable.

Dining Room

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



Having wood flooring and neutral decor with front and side aspect upvc double glazed sash windows, decorative black stone Adam style fireplace, coving, radiator.

Garden Room

6'11" x 11'3" (2.11 x 3.43)

Having wood flooring and neutral decor with rear aspect upvc double glazed windows with French doors to garden, brick inglenook fireplace with wood burner, radiator.

Under Stairs Storage Cupboard

Breakfast Kitchen

15'4" x 14'11" (4.68 x 4.56)



Having stone flooring and neutral decor with triple aspect upvc double glazed windows, a range of bespoke wooden wall and floor units with stone effect roll edge worktop and tiled splashbacks, centre island with integrated fridge, inset ceramic sink with gold colour mixer tap, 7 burner LPG gas stove, integrated dishwasher, radiator.

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Utility Room

6'10" x 12'0" (2.1 x 3.67)

Having ceramic tiled flooring and neutral decor with side aspect upvc double glazed window, a range of fitted wall and floor units to white with tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for appliances, radiator.

Guest Cloakroom/WC

Having stone flooring and fully tiled walls with side aspect obscure upvc double glazed, low flush wc, pedestal wash hand basin with chrome hot and cold taps, radiator.

Boot Room

6'5" x 6'2" (1.96 x 1.88)

Having stone flooring and neutral decor with side aspect part obscure upvc double glazed door to rear garden, coving, radiator.

Stairs/Landing

Carpeted and neutrally decorated with side aspect upvc double glazed window, radiator, coving, access to roof space.

Bedroom One

12'11" x 12'11" (3.96 x 3.96)

Having wood flooring and neutral decor with front aspect upvc double glazed sash window, cast iron decorative fireplace, over stairs storage, radiator, coving, over stairs storage with front aspect obscure upvc double glazed sash window.

Bathroom



A four piece bathroom with wood effect cushion flooring and neutral decor, rear aspect part obscure upvc double glazed sash window, tiled splashbacks, bathtub with chrome mixer tap having shower attachment, low flush wc, pedestal wash hand basin with chrome hot and cold taps, shower enclosure with plumbed shower, chrome heated towel rail, airing cupboard with hot water cylinder.

Bedroom Two

12'11" x 12'1" (3.96 x 3.7)

Carpeted and neutrally decorated with front aspect upvc double glazed sash window, radiator, access to roof space via fitted ladder.

Bedroom Three

11'8" x 7'5" (3.58 x 2.27)

Carpeted and neutrally decorated with side aspect upvc double glazed window, radiator, tv point.

Bedroom Four

11'8" x 7'4" (3.57 x 2.26)

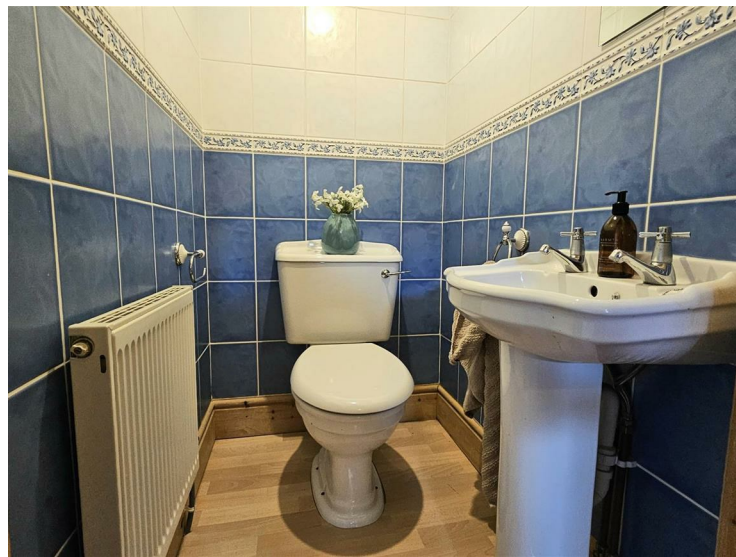
Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator, tv point.

Bedroom Five/Study

7'0" x 8'9" (2.14 x 2.68)

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

WC



Having wood effect cushion flooring and fully tiled walls, pedestal wash hand basin with chrome hot and cold taps, low flush wc, radiator, coving.

OUTSIDE



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Frontage and Driveway

To the front you will find a walled boundary with entrance pathway to the front door of the house. Inside the boundary wall you will find two well stocked and mature, herbaceous borders. To the side there is a concrete driveway with adequate parking for at least two vehicles.

Rear Garden

Accessed via a wooden gate from the driveway you will enter into a brick paved patio garden, with wooden workshop and two storey play-house. A covered storm porch leads to the rear entrance of the home. From the patio, you will walk up paved steps to a higher level lawned garden, with block paved sun terrace, and herbaceous borders.

Material Information

Council Tax Band: E

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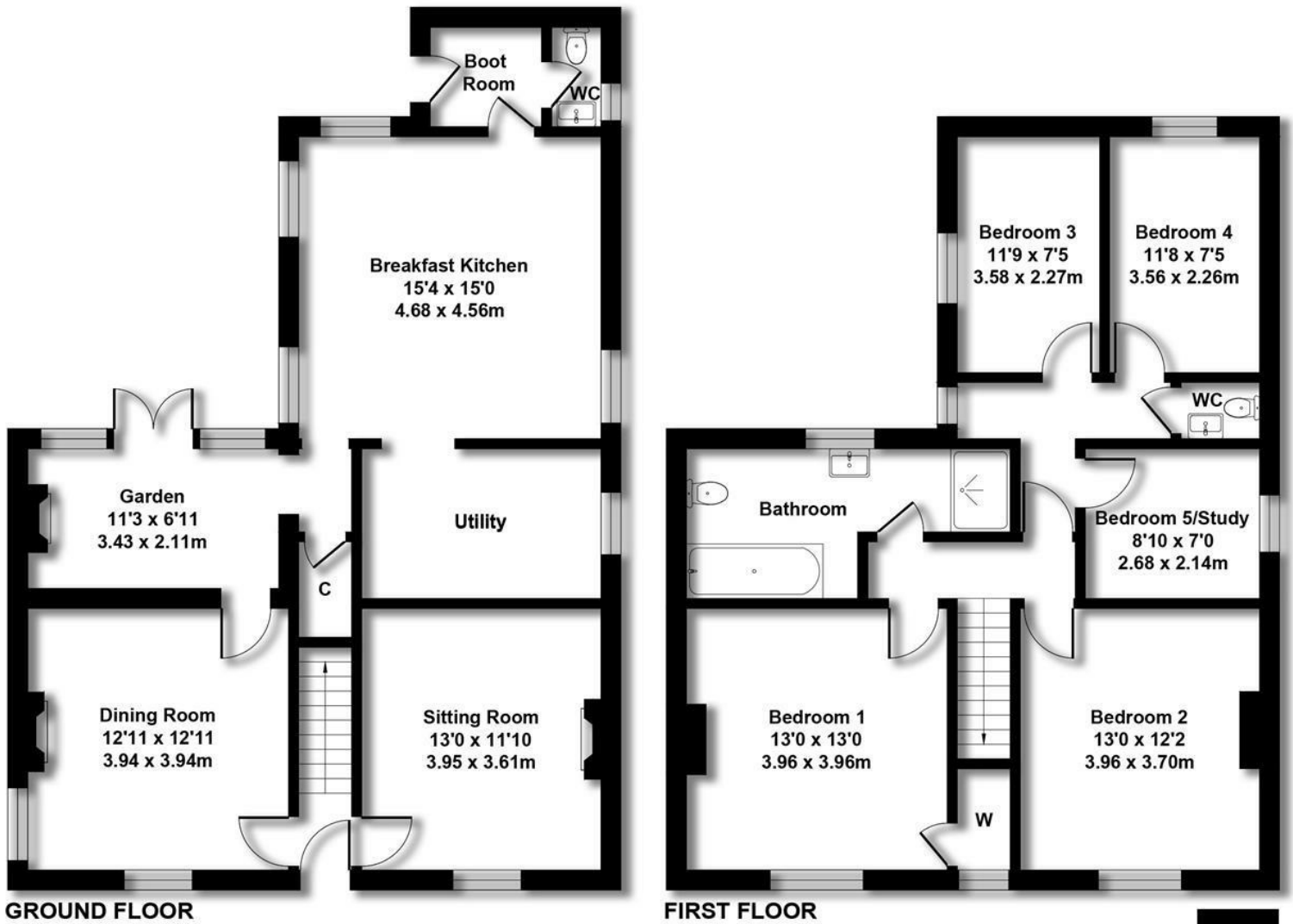
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The Villa, Main Street

Approximate Gross Internal Area
1690 sq ft - 157 sq m



Not to Scale. Produced by The Plan Portal 2024
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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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