



GADSBY
NICHOLS

288 Broadway, , Derby, DE22 1BN
£640,000

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A DELIGHTFULLY PRESENTED, DETACHED, FOUR-DOUBLE-BEDROOMED CHARACTER HOME, fronting the highly desirable tree-lined avenue of Broadway, adjacent to popular Darley Abbey and Darley Park, yet also within walking distance of Derby city centre. Requiring internal inspection to be fully appreciated, the accommodation benefits from many original features, gas central heating, uPVC double glazing, and security alarm, and briefly comprises: -

GROUND FLOOR, reception hall, cloaks/WC/shower room, formal lounge, separate dining room, third reception/morning room, fitted oak kitchen, and utility room. FIRST FLOOR, landing, large double bedroom with fitments, guest bedroom two with ensuite shower room, a further two double bedrooms, and modern bathroom. OUTSIDE, front garden, driveway parking, integral garage, and mature south-facing rear garden. EPC E, Council Tax Band F.

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THE PROPERTY



A traditional pre-war bay-windowed detached property, which has been structurally extended to afford a spacious family home of undoubted charm and character. Internal inspection is highly recommended and comprises, reception hall, cloaks/WC/shower room, three reception rooms, fitted kitchen, utility room, landing, large double bedroom one, guest bedroom two with ensuite shower room, a further two double bedrooms, modern bathroom, front garden, driveway parking, integral garage, and mature south-facing private rear garden.

LOCATION

The property enjoys an enviable and mature setting fronting the tree-lined Broadway, which sits adjacent to the desirable suburb of Darley Abbey, and is within walking distance of both Darley Park and Markeaton Park, and the comprehensive amenities available within Derby city centre and the suburb of Allestree. St. Marys primary school and St.

Benedicts secondary school are easily accessible, together with further, excellent schooling available within Darley Abbey and Allestree. Within minutes driving distance is the A38, which provides links to Derbys' ring road systems, and the A52, together with the M1 motorway for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A6 Duffield Road, then at the Broadway traffic island turn left into Broadway, and the property can be found on the left-hand side.

What 3 Words /// gets.major.social

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13539

ACCOMMODATION

Having the benefit of many, retained, character features, gas central heating, uPVC double glazing, and security alarm, the detailed accommodation comprises: -

GROUND FLOOR

RECEPTION HALL



Having feature oak front door, restored original herringbone oak flooring, central heating radiator, and stairs to the first floor.



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CLOAKS/WC/SOWER ROOM



Having modern white sanitary ware comprising, low-level WC, wash hand basin in vanity unit with cupboards under, and shower recess with Mira electric shower unit and tiled surround, together with central heating radiator, extractor fan, uPVC leded-light double glazed window.

FORMAL LOUNGE

5.33m x 3.78m max (17'6" x 12'5" max)



Measurements are 'maximum into bay'. Having attractive polished limestone fireplace and hearth with fitted 'living flame' coal-effect gas fire, wide uPVC leded-light double glazed bay window to the front with fitted window seat, uPVC leded-light double glazed window to the side, ceiling cornice, two wall light points, and central heating radiator.



MORNING ROOM

3.94m x 3.48m max (12'11" x 11'5" max)



Having two wall light points, central heating radiator, useful understairs store cupboard, and double glazed south-facing sliding patio doors opening to the rear garden.

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FRONT DINING ROOM

4.27m x 3.33m (14'0" x 10'11")



Having uPVC leded-light double glazed windows to the front and side, two wall light points, ceiling cornice, and central heating radiator.

KITCHEN

3.00m x 2.97m plus recess (9'10" x 9'9" plus recess)



Measurements are 'plus recess'.

Having oak fitments comprising, three double base units, three single base units, three single wall units, and one double wall unit with leded-light glazed doors for display purposes, together with integrated dishwasher, integrated fridge, gas cooker/double oven with canopy over incorporating extractor hood and light, Blanco single-drainer sink unit, central heating radiator, and uPVC leded-light double glazed window to the rear enjoying southerly views over the garden.



UTILITY ROOM

2.44m x 2.39m (8'0" x 7'10")



Having fitments comprising, two double wall units, together with stainless steel sink unit with double drainer, plumbing for automatic washing machine, uPVC leded-light double glazed door and window to the rear, extractor fan, and wall-mounted Gloworm gas central heating boiler providing domestic hot water and central heating.

FIRST FLOOR

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LANDING



Having uPVC leded-light double glazed window to the stairs, central heating radiator, and access to insulated and part-boarded loft space, with electric light, accessed by way of an aluminium ladder. The loft affords potential for further accommodation, if so required, and subject to obtaining the usual planning and building regulation approvals.

FRONT BEDROOM ONE

5.61m x 3.78m max (18'5" x 12'5" max)



Measurements are 'maximum into bay'. Having quality fitments comprising, three double wardrobes, and base cupboard, together with uPVC leded-light double glazed wide bay window to the front, ceiling cornice, and central heating radiator.



GUEST BEDROOM TWO

3.40m x 2.97m plus (11'2" x 9'9" plus)



Measurements are 'plus lobby'. An attractive dual-aspect room, having fitments comprising, double wardrobe, and single wardrobe, together with central heating radiator, and uPVC leded-light double glazed windows to the front and rear,

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ENSUITE SHOWER ROOM

1.93m x 1.91m (6'4" x 6'3")



Having modern white sanitary ware comprising, low-level WC, wash hand basin in vanity unit with cupboards under, and corner quadrant shower cubicle with Mira electric shower unit, together with tiled walls, uPVC leaded-light double glazed window, and central heating radiator.



FRONT BEDROOM THREE

4.27m x 3.38m (14'0" x 11'1")



Having fitments comprising, two single wardrobes, dressing table, six drawers, and double base cupboard, together with central heating radiator, ceiling cornice, and uPVC leaded-light double glazed windows to the front and side.



REAR BEDROOM FOUR

3.00m x 2.57m plus (9'10" x 8'5" plus)



Measurements are 'plus door recess'. Having built-in cupboard, ceiling cornice, central heating radiator, and uPVC leaded-light double glazed window enjoying views over the garden.

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FAMILY BATHROOM

2.51m x 1.83m (8'3" x 6'0")



Having modern white sanitary ware comprising, Jacuzzi panelled bath with shower mixer taps, wash hand basin in vanity unit with cupboards under, and low-level WC with concealed cistern, together with tiled walls, fitted cupboard, central heating radiator, and uPVC leaded-light double glazed window.



OUTSIDE

FRONT GARDEN

The property is set back behind a front garden, having lawn, mature shrub borders, and tarmac driveway affording up to three car standing spaces, together with side gate and pathway providing access to the rear.

INTEGRAL GARAGE

5.64m x 2.87m (18'6" x 9'5")

Having twin doors to the front, access door to the rear, and electric power and light.

REAR GARDEN



A particular feature to note is the secluded, and south-facing, large mature rear garden, having wide paved patio, shaped lawns, well-stocked flower and shrub borders, mature trees, vegetable garden, greenhouse, and two sheds.



ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

SERVICES

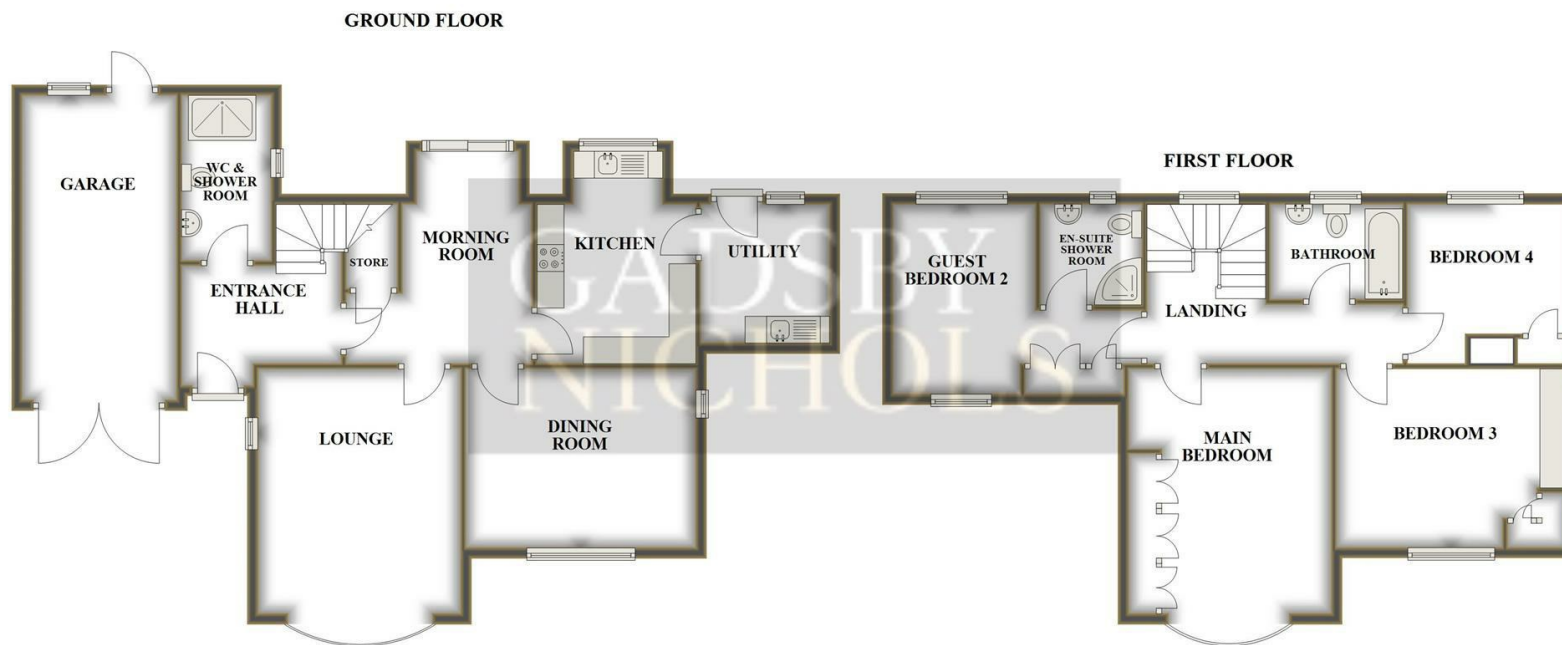
PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

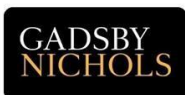
In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter.

In order to carry out the identity checks, we will need to request the following: -

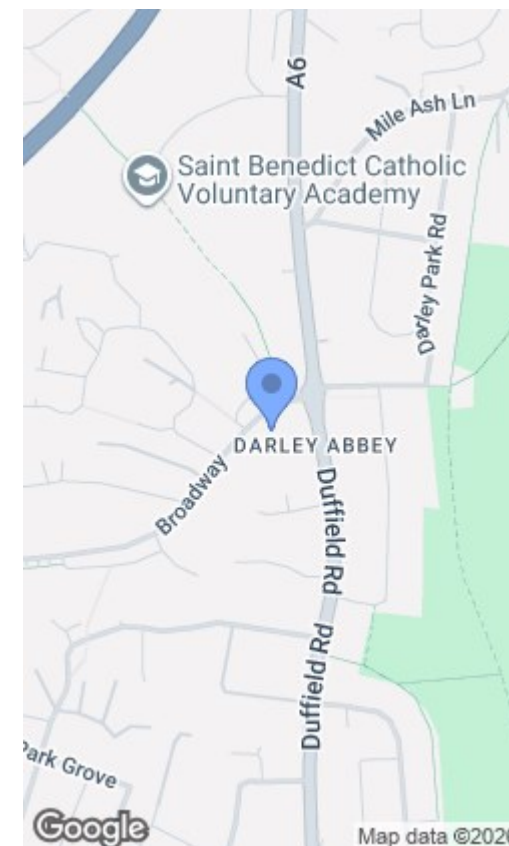
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.



288 BROADWAY, DERBY



Floorplan is an illustration only and cannot be used for any construction purposes.
Plans supplied by 'Amber Energy Surveys Limited'
email - amberenergysurveys@outlook.com / mobile - 0774 896 8963



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(81-89) A		
(89-91) B			(69-80) B		
(85-88) C			(55-68) C		
(82-84) D			(49-54) D		
(79-81) E			(45-48) E		
(76-78) F			(41-44) F		
(73-75) G			(37-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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