

Fearne Close

Church Broughton, Derby, DE65 5AF



A well-presented three bedroom mid barn conversion with a unique layout and stunning vaulted ceilings, set in the sought-after village of Church Broughton.

£240,000



John German

Originally converted in 1988, the cul de sac was once the entrance to the working Etchells Farm and the barn enjoys a wealth of charm and character together with a unique layout as the living accommodation is on the first floor, and bedroom accommodation on the ground floor.

Steps lead up to a patio area providing a fantastic space for alfresco dining with a front door opening into the fitted dining kitchen with a range of base and wall mounted units and roll top work surfaces over incorporating a circular sink unit. There are spaces for a cooker and dishwasher, plumbing for a dishwasher, beamed ceiling, quarry tiled floor and stairs to the ground floor accommodation.

An impressive lounge dining room has a vaulted ceiling with exposed beams, a feature fireplace with log burning stove, laminate wooden floor and French doors leading out to the patio area.

Stairs lead off the kitchen to the ground floor hallway where the impressive master bedroom has laminate wooden floor, French doors out to the garden, a walk-in wardrobe and an en suite shower room with a three-piece white suite.

Bedroom two is another good size and has fitted wardrobes, bedroom three overlooks the rear and both are served by the fitted bathroom having a white three-piece suite.

The property benefits from two driveways, one leads to the attached garage with an up and over door.

To the rear is a lovely landscaped garden having a slightly raised deck, gravelled and stoned areas surrounded by display borders enjoy a variety of herbaceous perennials and mature shrubs. A gate leads to the rear.

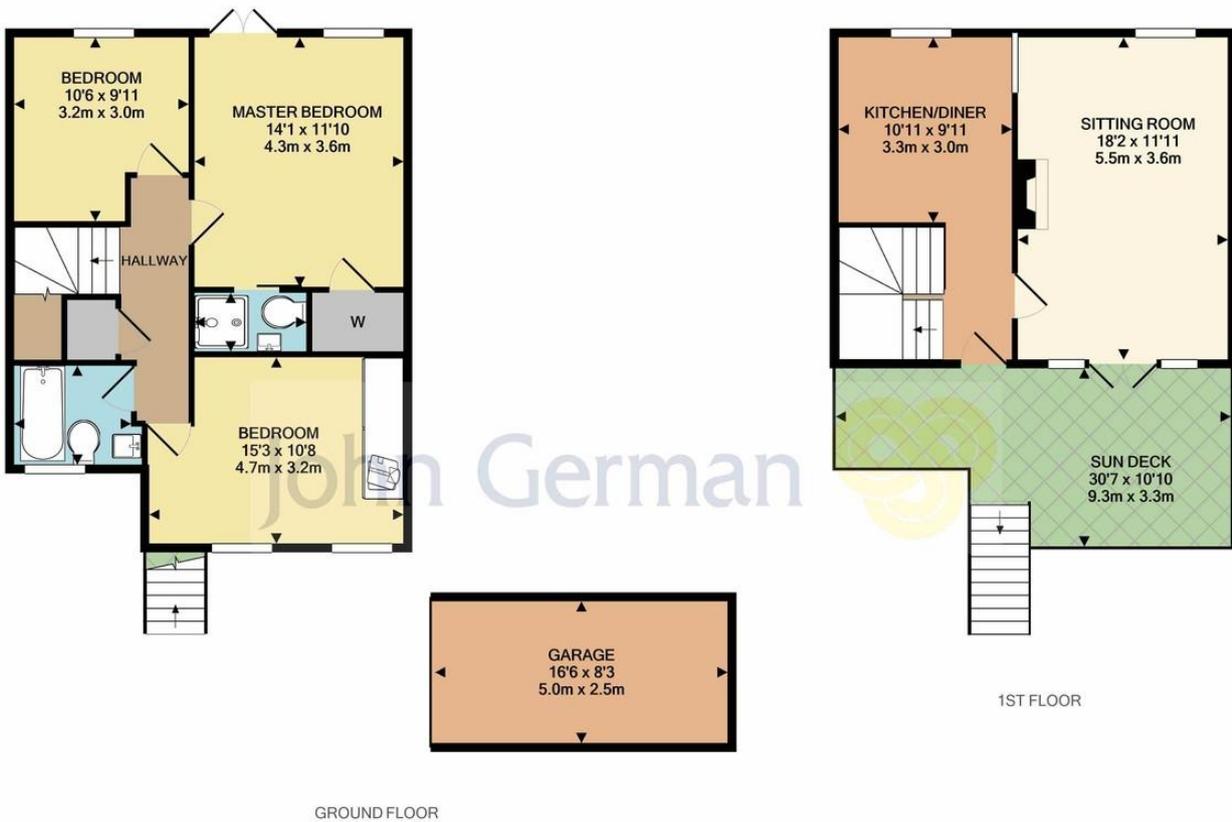
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity are believed to be connected to the property. Electric storage heating. Internet Broadband connection. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk
www.southderbyshire.gov.uk

Our Ref: JGA/12032021

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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