

Church Road

Church Broughton, Derby, DE65 5BD

John 
German







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£630,000

Turnfield House is a spacious four/five bedroom detached home in Church Broughton, offering 2065 sqft of adaptable living space, a south-facing garden, and a double garage, ideal for families seeking countryside tranquillity with convenience.

Presenting Turnfield House, a substantial four/five bedroom detached property located in the sought-after village of Church Broughton. This exquisite home offers approximately 2065 sqft of versatile living space, tailored to meet the needs of a modern family seeking the tranquillity of countryside living. The property boasts a south-facing rear garden, perfect for outdoor family activities and relaxation, and a double integral garage, ensuring ample storage and secure parking. The living accommodation is flexible, designed to adapt to the dynamic needs of family life, with options for an additional bedroom or home office. Situated in a highly desirable village location, Turnfield House provides the perfect blend of peaceful rural living with the convenience of nearby amenities, making it an ideal setting for families looking to enjoy a quieter lifestyle without compromising on comfort and accessibility.

The village itself exudes charm, having essential amenities such as a well-regarded primary school, an historic church, and a delightful pub, all contributing to its unique appeal. For added convenience, neighbouring villages such as Etwell and Tutbury are within easy reach, providing an array of shops and services to meet your daily needs. In addition to its local charms, it enjoys exceptional connectivity, granting easy access to vital transport routes including the A50, A38, and A515. This strategic positioning enables quick access to the tranquillity of the Peak District National Park or the vibrancy of Derby, Burton or Uttoxeter.

The property is sold with the benefit of oil-fired central heating and sealed unit double glazed windows in uPVC frames throughout. Internally briefly comprises of entrance porch, reception hallway, guest cloakroom, sitting room, garden room, dining room, study, kitchen, utility room and double integral garage. To the first floor is a master bedroom with ensuite, three/four further bedrooms and a family bathroom.

Entering the property via the composite door into the entrance porch, which has a quarry tile floor, a wooden door opens into the welcoming reception hallway. This in turn has a staircase to the first floor and doors off to the sitting room, dining room, guest cloakroom and kitchen.

The sitting room is a bright, large family room, with an LPG coal effect fire forming the focal point of the room. There are French uPVC doors into the garden room, which has a tile floor and wooden windows overlooking the rear south facing garden along with a door providing direct garden access.

The dining room has a useful built in cupboard, with doors off to the kitchen and study, which has built-in Neville Johnson shelving and cupboards.

Moving into the kitchen, it has rolled edge preparation surfaces with inset 1 ½ composite sink with adjacent drainer and chrome mixer tap over with tile splashback surround. Having a range of cupboards and drawers beneath with appliance space and plumbing for a dishwasher, fridge and integrated electric Neff oven and grill with AEG induction hob with Neff extractor fan canopy. There are complimentary wall mounted cupboards over and doors off to the utility room, reception hallway and cloaks cupboard, which in turn leads to the double integral garage, with power, lighting and up-and-over doors.

The utility room has preparation surfaces with inset stainless-steel sink with adjacent drainer and chrome mixer tap with tile splashback surround. There are cupboards and drawers beneath with appliance space and plumbing for a washing machine, freestanding freezer and Grant Combi boiler, as well as complimentary wall mounted cupboards and a composite door to rear.

The handy guest cloakroom has a wash hand basin with chrome mixer tap, low level WC and extractor fan.

On the first floor landing, there is a window overlooking the village church and there are doors off to the bedrooms and family bathroom.

The master bedroom is expansive and elegantly appointed with ample fitted wardrobes, bedside tables with drawers, and an airing cupboard with radiator and shelving. It also boasts an en suite bath room with tiled flooring and underfloor electric heating, a low-level WC, a P-shaped bath with a chrome mains shower, a shower screen, wash hand basin with chrome mixer tap, dual fuel towel radiator, shaver point within the cupboard units and an electric extractor fan.

The remaining bedrooms are all double, with the second bedroom also having useful built-in wardrobes with concertina doors and a partially boarded loft hatch access with a pull-down ladder. The fourth bedroom is also connected via double doors to a potential fifth bedroom, which has the benefit of fitted wardrobes and a separate door into the family bathroom.

The bathroom has tile flooring with underfloor heating (electric), a wash hand basin with a chrome mixer tap over, low level WC, bath and a double shower unit with steam shower and rainfall shower head. There is also a dual fuel towel rail, electric extractor fan, and useful storage cupboard with shelving, steam generator and shaver point.

Outside to the front of the property is a large tarmac driveway, providing ample off-street parking for multiple vehicles with an EV charging point fitted. Adjacent to the driveway are lawn areas with well established trees and hedges. Enhanced significantly by the current owners, the private rear garden boasts a south-facing orientation and feature multiple seating and play areas, including a patio seating area.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Brick

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/26042024

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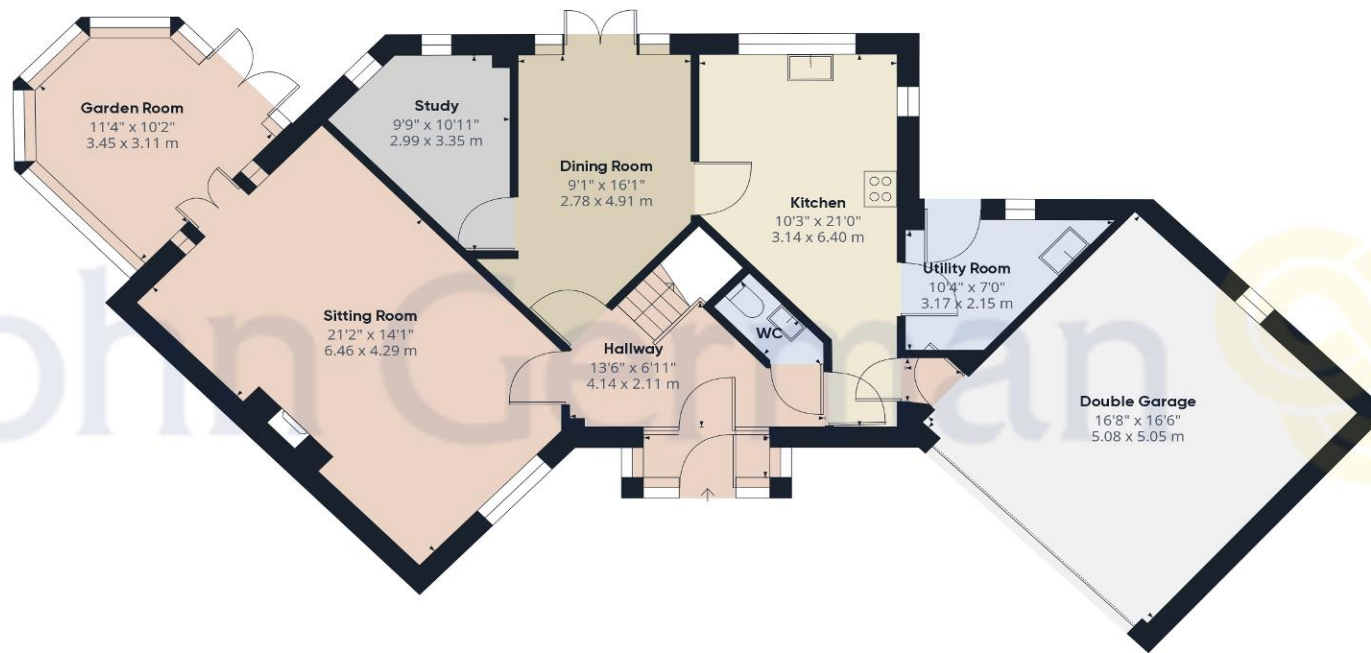






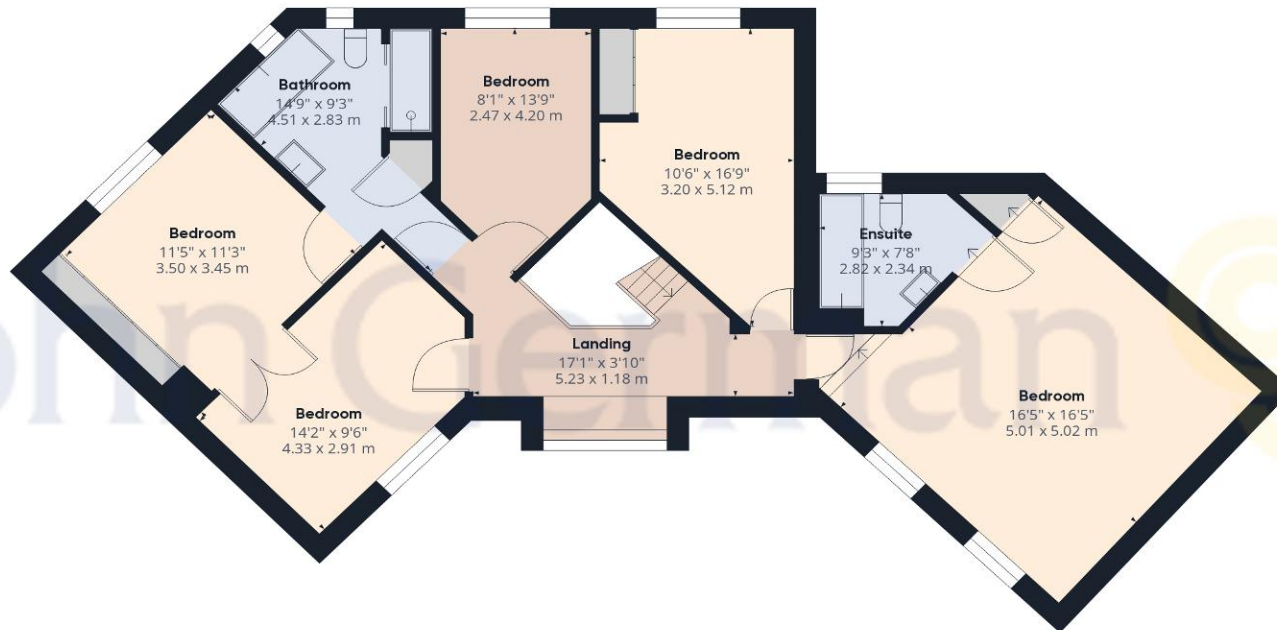






Ground Floor

Approximate total area⁽¹⁾
 2343.91 ft²
 217.76 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	51 E	
21-38	F		
1-20	G		



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