

# Church Broughton Road

Foston, Derby, DE65 5PW

John German










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£499,950



A wonderful former farmhouse brimming with charm and character combined with a superb modern interior ready for a buyer to move into and enjoy. Highlights include three character reception rooms, impressive breakfast/living kitchen, four bedrooms, two en suites and a superb character split level bathroom, set in pretty established gardens.



This former farmhouse offers a fabulous country home in semi-rural surroundings, beautifully presented throughout with an interior that demonstrates a wealth of character and charm combined with all modern creature comforts ready for a buyer to move into and enjoy. Perfectly suited to a family or those seeking a country escape, the house is set in pretty established gardens with shaped lawns and borders, together with a large expanse of gravel driveway, five bar gate leading through to a further gravelled parking area and a lovely, paved terrace cottage style garden to rear. Excellent for outdoor entertaining.,

The house features plenty of space perfect for a family to grow into beginning with a lovely character dining room having a feature period style fireplace providing the focal point, door to stairs and doors leading off to the living room and breakfast kitchen/dining room.

The living room enjoys a lovely dual aspect with windows framing views to front and side, exposed beams adding to that character feel and a beautiful fireplace with tiled inserts and open fire.

The breakfast kitchen/living space offers a superb space to entertain or for the family to get together. The kitchen is equipped with a range of base and eye level units with wooden block work surfaces over, matching centre island with breakfast bar, integrated double oven, hob and dishwasher, ceramic sink and drainer unit, tiled floor through, and providing the focal point is a recessed log burner perfect for adding a cosy feel on colder evenings in the winter. The room also enjoys a dual aspect with window to side and front. A door opens out to the front garden and a door opens through to a large utility room/boot room with base and eye level units, space for further appliances, wooden block surfaces, Belfast sink, tiled floor, window to rear and spotlights to ceiling. From here, a door leads to a smart shower room with shower cubicle, pedestal wash hand basin and WC.

A door opens into a superb sunken sitting room which would make a perfect snug with revealed beams, windows to both sides and a useful fitted storage cupboard.

To the first floor where a good sized landing has doors leading off to four bedrooms. The master is a particularly impressive double enjoying a dual aspect together with an en suite shower room fitted with a shower cubicle, pedestal wash hand basin and WC. Bedroom two also has a lovely en suite shower room and a high vaulted ceiling with skylight.

Bedrooms three and four, both generous in their proportions, share an amazing split level family bathroom with a roll top bath with claw and ball feet, good sized separate glazed shower cubicle and fitted vanity units with wash basin and concealed cistern WC, spotlights to ceiling and part tiled walls.

Pretty established gardens wrap around the property with lawns, mature borders and trees. We would thoroughly recommend a viewing to appreciate the accommodation and location on offer.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

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

**Broadband type:** TBC - 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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17062024

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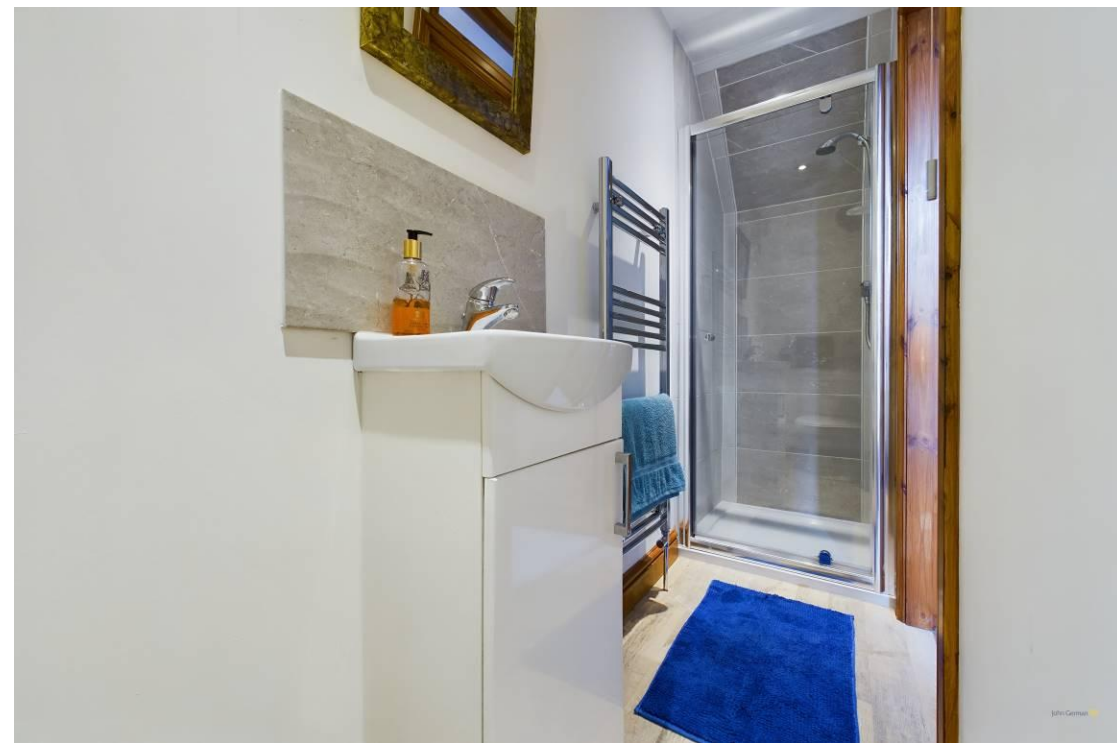
















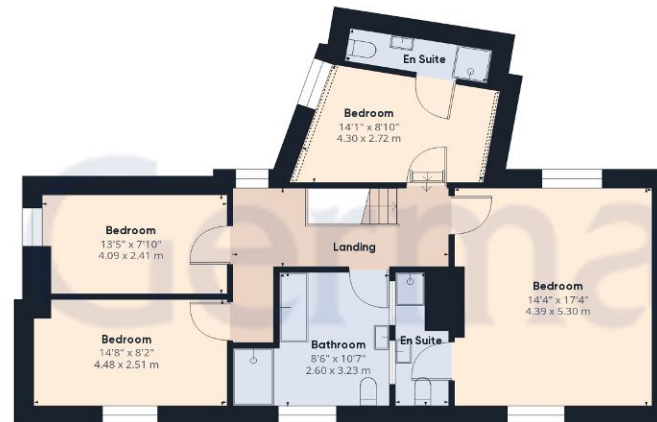








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2099.4 ft<sup>2</sup>  
195.04 m<sup>2</sup>

**Reduced headroom**

5.26 ft<sup>2</sup>  
0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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