

# Main Street

Church Broughton, Derby, DE65 5AS

John German





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£450,000

Charming three-bedroom semi-detached former post office cottage located in the centre of the highly sought-after village of Church Broughton.



Situated in the heart of the charming village of Church Broughton, Post Office Cottage is a delightful three-bedroom semi-detached home brimming with character and charm. The property is sold with the benefit of oil-fired central heating, a single detached garage and driveway, providing ample parking. This former Post Office has been lovingly maintained, showcasing original features that blend with modern comforts. Located in the highly sought-after 'Golden Triangle' of Ashbourne, the property offers a countryside lifestyle with the convenience of nearby towns such as Ashbourne, Burton, Uttoxeter, and Derby just a short drive away. The village itself boasts a welcoming community atmosphere, with a popular local pub and a well-regarded primary school within easy walking distance. Surrounded by stunning countryside, Post Office Cottage is perfect for those who enjoy scenic walks and semi-rural living, but still within easy reach of amenities.

Entering into the lobby area, it has quarry tile flooring with a door leading into the dining room. The dining room has a continuation of the quarry tile flooring with charming exposed beams with wooden double glazed sash windows to front with an opening leading to the kitchen and utility room with a door into the sitting room. The kitchen continues the quarry tile flooring and features granite countertops, complemented by an inset ceramic Belfast sink with a chrome mixer tap, an adjacent drainer, and tiled splashback. The space is well-equipped with a range of cupboards and drawers, along with space and plumbing for a dishwasher. It includes a freestanding Belling range cooker with a five-ring electric hob, plus an additional four-ring Neff electric hob, all enhanced by matching wall-mounted cupboards. The kitchen benefits from dual-aspect lighting, with a wooden window to the side and a wooden double-glazed sash window at the front. A wooden door leads directly into the utility room. The quarry tile flooring extends into the utility room, which benefits from an understairs storage cupboard / pantry. The room is fitted with rolled-edge preparation surfaces, an inset stainless steel sink with an adjacent drainer, and a tiled splashback surround. There is appliance space and plumbing for a washing machine and other white goods, complemented by a Worcester oil-fired boiler. Wall-mounted cupboards provide additional storage, and there is a wooden stable door that opens to the side. A separate door leads to the guest cloakroom, which features a wash basin with a tiled splashback, and a low-level WC. Moving into the sitting room, it has solid oak flooring and charming exposed beams. The focal point of the room is a brick fireplace with an oak lintel and an inset log burner, perfect for cosy evenings. Doors lead off to the staircase, providing access to the first floor, and a separate door leads into the study/playroom. The study/playroom features tiled flooring, practical built-in storage cupboards, and French wooden doors that open out to the rear garden.

On the first-floor landing, doors lead to the bedrooms and bathroom, with the added benefit of a convenient space ideal for use as a study area. The master bedroom includes a feature cast iron fireplace with a tiled hearth and double-glazed wooden sash windows at the front. An opening leads to the dressing area, which offers built-in wardrobes and cupboards for storage. From here, you enter the ensuite, featuring a wash basin with a chrome mixer tap and tiled splashback, a low-level WC, and a shower unit with a rainfall shower head. Additional features include a chrome heated towel rail, an electric shaver point, an extractor fan, and a built-in cupboard. The second bedroom is a good sized double with double glazed wooden sash window to the front. The third bedroom is a good sized single, which has loft hatch access and useful built-in wardrobes and storage cupboard. The beautifully appointed family bathroom features a wash hand basin with a chrome mixer tap and tiled splashback, along with vanity base cupboards for added storage. It includes a low-level WC, a modern roll-top bath with a chrome mixer tap and handheld shower head, as well as a spacious double shower unit with a chrome mains shower and rainfall shower head. Additional features include an electric extractor fan, a chrome ladder-style heated towel rail, and a loft hatch access.

To the side of the property, a large gravel driveway offers ample off-street parking and leads to a single detached garage with wooden doors, complete with power and lighting. At the rear, a patio seating area provides a perfect spot for outdoor relaxation and entertaining, which then leads to a raised lawn bordered by trellising and herbaceous plants and flowers.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & 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 D

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

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/02102024

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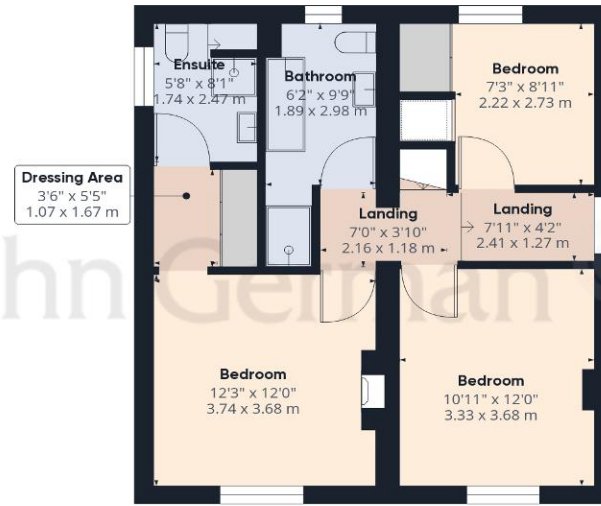


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1428.05 ft<sup>2</sup>

132.67 m<sup>2</sup>

**Reduced headroom**

10.01 ft<sup>2</sup>

0.93 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



