

Old Hall Lane

Church Broughton, Derby, DE65 5DA

John 
German






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£350,000



Situated in a pretty village location is this detached home offering plenty of scope and potential to modernise in your own style having a flexible layout including 3 bedrooms, 3 reception rooms, fitted kitchen, first floor bathroom plus ground floor shower room, generous drive and good sized garage.

NO UPWARD CHAIN

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Situated in the sought after village of Church Broughton that is perfect for families with its well regarded primary school together with a historic church, excellent pub and countryside walks all adding to its unique appeal. It is also ideal for commuters with the A38 and A50 in easy reach linking Derby, Burton and Peak District National Park.

The front door opens into a porch that in turn gives access to the entrance hall with stairs to the first floor and cloaks cupboard. To the right is a fitted kitchen equipped with a range of base and eye level units with work surfaces over, an integrated oven, hob and fridge plus space for further appliances. A window overlooks the front and there is a useful internal door into the garage.

Across the hall is a ground floor shower room with a shower cubicle, pedestal wash hand basin and WC.

There are three reception rooms on the ground floor offering flexibility to use one as a fourth bedroom if required. The lounge is a generous size with a focal point fireplace, rear facing window and French doors out to the garden.

Next is the dining room accessed via double doors from the hall and overlooks the rear garden. This sits adjacent to the kitchen offering the potential to knock into one and create a superb open plan dining kitchen.

The third reception room overlooks the front and is currently used as a bedroom with a useful understairs storage cupboard.

On the first floor are three bedrooms that share the family bathroom having a panel bath, pedestal wash hand basin and WC.

The enclosed rear garden has a block paved terrace ideal for outdoor dining, a shaped lawn and established borders.

To the front is an expansive driveway providing plenty of parking giving access to the good sized garage with an up and over entrance door plus double doors to the rear garden and internal door to the kitchen.

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 and 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 E

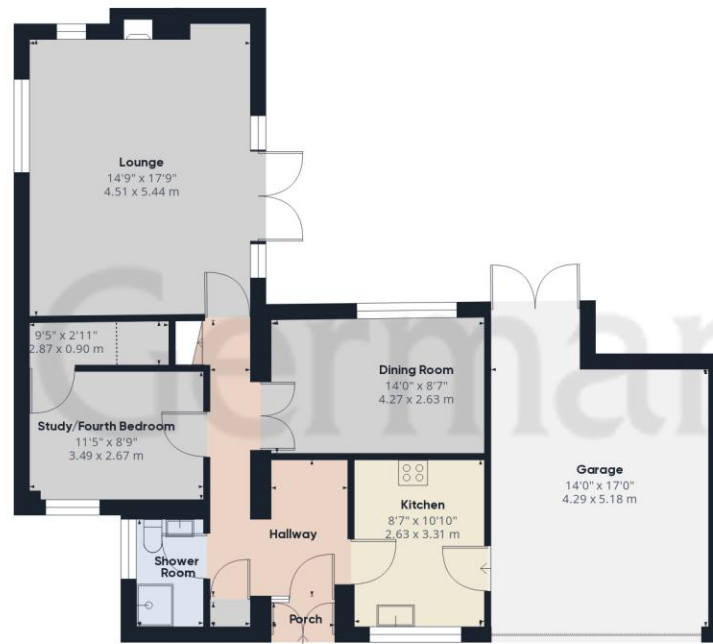
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17102024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1455.71 ft²
 135.24 m²

(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

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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