

Boggy Lane

Church Broughton, Derby, DE65 5AR



A superb character home in a desirable village location set in communal gardens. Highlights include impressive dual aspect living room, central hall with parquet floor, smart fitted kitchen, bedroom one with en suite, bedroom two with dual aspect, family bathroom, allocated parking and no upward chain.

£240,000



John German

Situated in the sought-after village of Church Broughton is this impressive character home. The village itself has a 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 the Peak District National Park.

This lovely property is part of a conversion of a former period building and offers an impressive home in a lovely village setting. Perfect as a first home or an ideal property for those seeking something to downsize to or a bolt hole, dividing time between properties in the UK and abroad. Being sold with the advantage of no upward chain. Set within communal lawn gardens with a resident's car park where the property benefits from two allocated parking spaces.

There is a canopy porch and an entrance door opening into an elegant living room which enjoys a dual aspect with three windows framing views, together with a fireplace providing the focal point, lovely high ceilings and original period wooden farmhouse shutters.

A door leads through into a beautiful central hallway with feature staircase off, large understairs storage cupboard, parquet floor and again with high ceilings. From here, a door opens into a fitted kitchen which is equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, space for further appliances and two sash windows framing views to front.

From the hall, the wonderful feature staircase rises to the first-floor landing with a fitted storage cupboards and doors leading off. The attic, with built in ladder, has been fully boarded to create a generous storage space. To the left is bedroom two which enjoys a dual aspect with windows to front and side. There is a well-appointed bathroom with a suite comprising panelled bath with shower over and shower screen, fitted wash hand basin, WC, bathroom cabinet, towel rail/radiator and part tiled walls.

Bedroom one is an impressive double with high ceilings and fitted wardrobes with cupboards over providing plenty of storage, together with an ensuite shower room with a suite comprising shower cubicle, pedestal wash hand basin, tiled walls, bathroom cabinet and towel rail/radiator.

Tenure: Leasehold - The current owner has recently extended the lease with approximately 151 years remaining. Peppercorn ground rent and approximate service charge is currently £2579.78 per annum paid in two half yearly instalments in April and October. (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: Two allocated parking spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

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

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

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

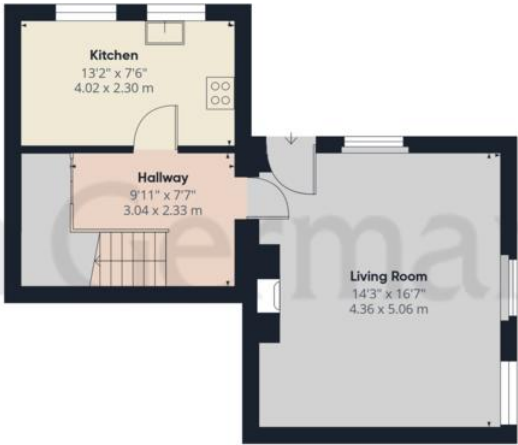
Local Authority/Tax Band: Derbyshire County Council / Tax Band B

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

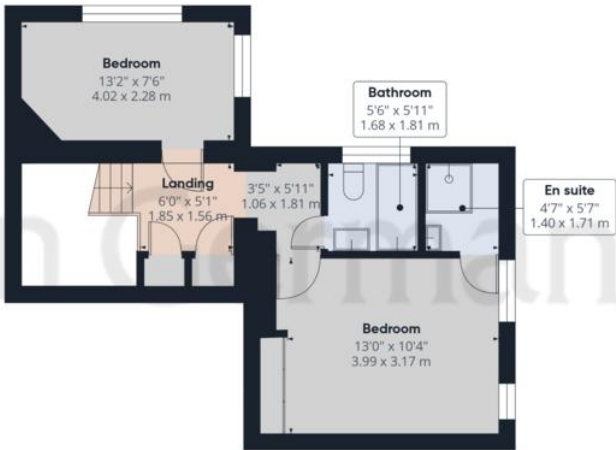
Our Ref: JGA/20052025

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Floor 1



Floor 2

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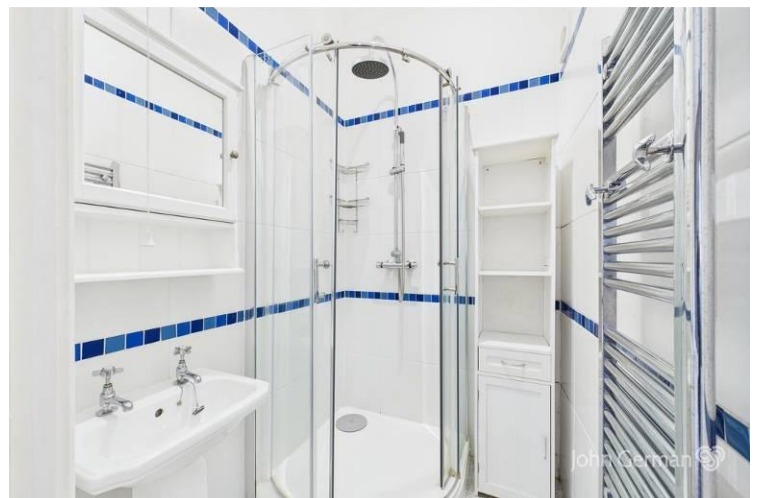
Approximate total area⁽¹⁾
820 ft²
76.3 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

OnTheMarket

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