



John German



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

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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 £25,79.78 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/>

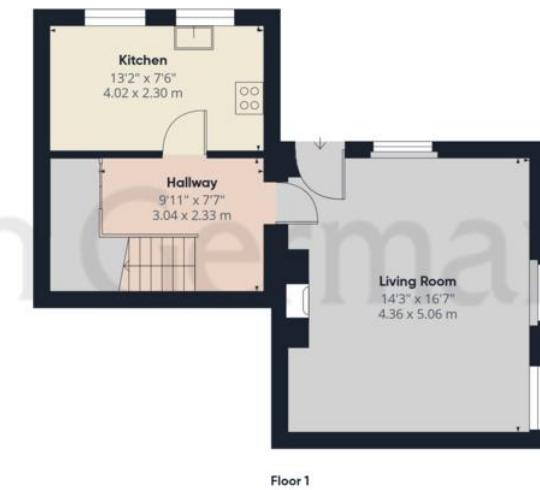
Local Authority/Tax Band: Derbyshire County Council / Tax Band B

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

Our Ref: JGA/20052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



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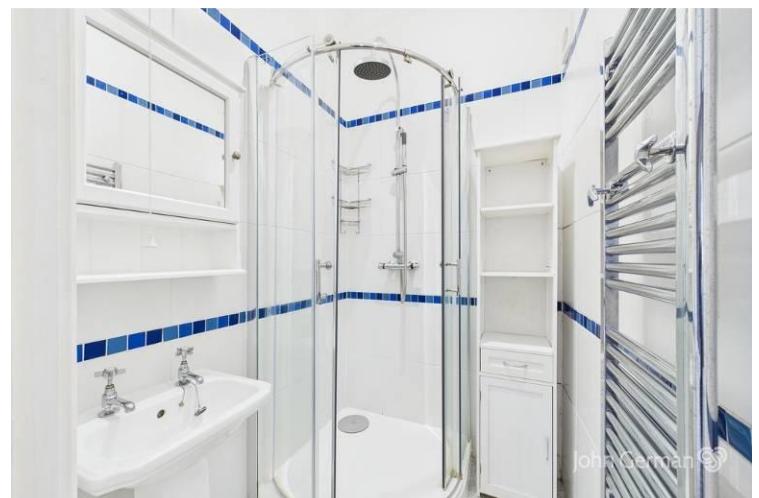
Approximate total area⁽¹⁾
820 ft²
76.3 m²

(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.

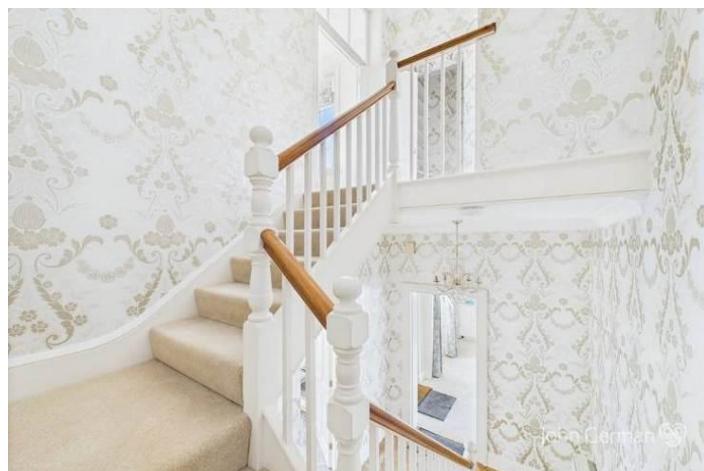
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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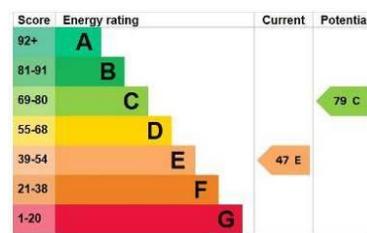
Agents' Notes
 These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation 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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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.



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