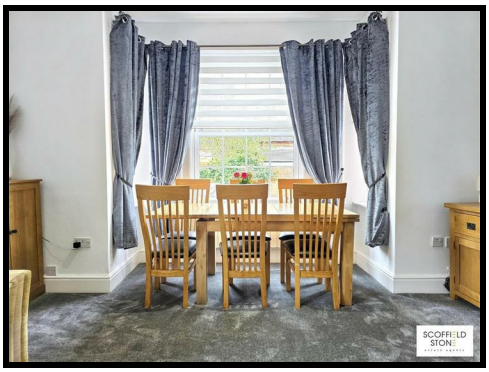
SCOFFIELD STONE
estate agents









5, The Etchells Boggy Lane, Church Broughton, Derby, Derbyshire, DE65 5AR

£240,000

A stylish, chain-free two bedroom duplex conversion in the countryside village of Church Broughton. Offering 92m² (989sqft) across two floors, this characterful home combines high ceilings, original features and a wood burning stove with a contemporary kitchen, Rointe electric heating and allocated parking for two vehicles.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

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Summary Description

Offered for sale chain free, 5 The Etchells is a stylish two bedroom, two storey duplex conversion forming part of an attractive former farmhouse development in the countryside village of Church Broughton, Derbyshire. Providing approximately 92 square metres (989 square feet) of accommodation, the property combines generous proportions and high ceilings with original character and well considered contemporary improvements. Its village setting, maintained communal surroundings and allocated parking for two vehicles add further appeal.

The accommodation begins with an entrance porch and leads into an impressive lounge/diner, where tall ceilings, sash-style windows with original shutters, a bay window and wood burning stove create a characterful living space. The contemporary kitchen features gloss cabinetry, stone-effect worktops, integrated oven, induction hob, breakfast bar and an exposed ceiling beam. Original parquet flooring provides another attractive reminder of the building's heritage, while Rointe programmable electric radiators offer modern heating throughout much of the accommodation. Upstairs are two well proportioned bedrooms, including a dual-aspect principal bedroom with bay window, together with a smart three-piece bathroom and useful storage.

Church Broughton offers a rural South Derbyshire setting while remaining accessible to surrounding villages and larger centres. The village has its own Church Broughton C of E Primary School, with further schooling available throughout the wider area. schoolswebdirectory.co.uk Local public transport is comparatively limited, reinforcing the property's countryside character, although Derbyshire County Council provides journey-planning information for regional bus and rail connections. Derbyshire County Council Road links provide access towards the A50 and A515, connecting with Derby, Burton upon Trent, Uttoxeter and the wider regional road network.

Entrance Porch

A welcoming entrance porch with wood effect laminate flooring and a composite entrance door to the side.

Lounge/Diner

19'7 x 14'8 (5.97m x 4.47m)



An impressive and characterful living and dining space, enhanced by tall ceilings and plenty of natural light. UPVC double glazed sash windows are positioned to the side and rear, with the rear window set within an attractive bay, while original window shutters retain an appealing period feature. A chimney breast houses a wood burning stove, creating a natural focal point, complemented by inset ceiling lighting, two wall mounted Rointe programmable electric radiators and a TV point.

Kitchen

5'4 x 12'6 (1.63m x 3.81m)



A stylish contemporary kitchen combining modern finishes with character detailing. Wood effect laminate flooring is complemented by an exposed ceiling beam and two rear facing UPVC double glazed sash windows. Gloss white wall and base units are finished with stone effect worktops and tiled splashbacks. Integrated appliances include an electric oven, induction hob and contemporary extractor hood, while a composite sink with mixer tap, appliance space and plumbing

provide everyday practicality. A breakfast bar creates a useful informal dining area, with a wall mounted Rointe programmable electric radiator completing the room.

Hallway
Featuring attractive original wooden parquet flooring, useful understairs storage and a wall mounted Rointe programmable electric radiator.

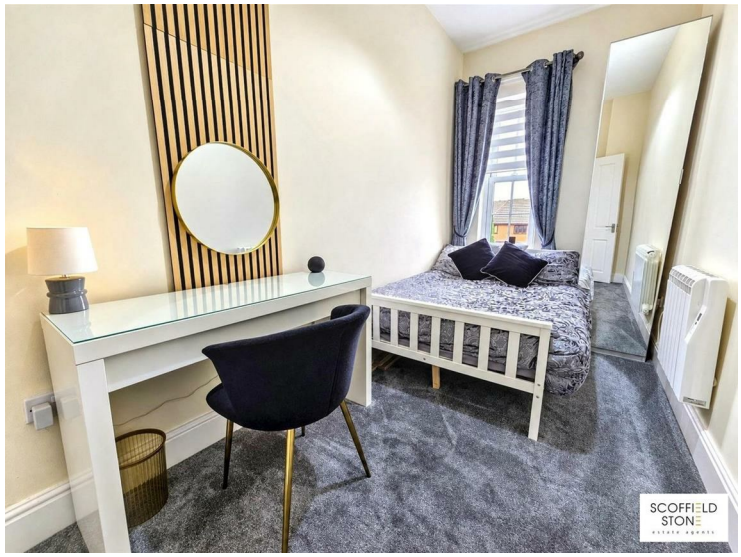
Stairs & Landing
A carpeted staircase rises to the first floor, featuring a stylish glass balustrade alongside traditional handrails and newel posts, providing an effective blend of contemporary and original styling. The landing benefits from a rear facing UPVC double glazed sash window, a generous airing cupboard housing the hot water cylinder, a wall mounted Rointe programmable electric radiator and two access points to the attic space.

Bedroom One
13'4 x 14'0 (4.06m x 4.27m)



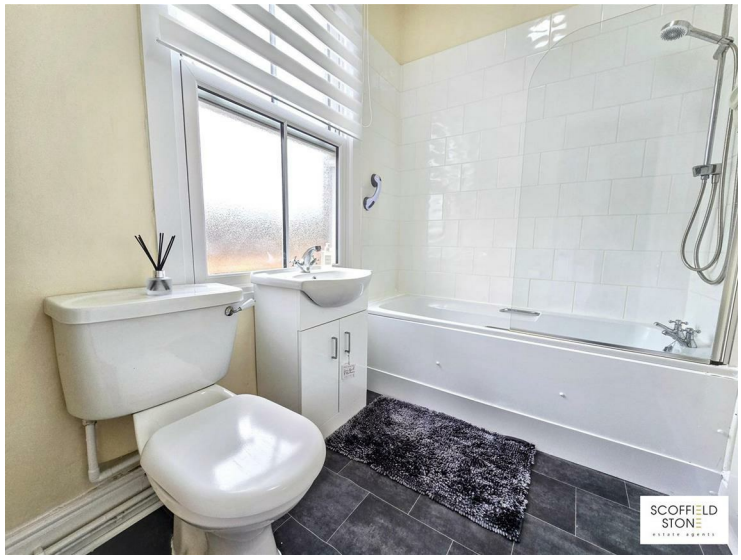
A spacious principal bedroom benefiting from dual aspect natural light, with UPVC double glazed sash windows to the side and rear. The rear window is set within an attractive bay, adding further character and a sense of space. Two wall mounted Rointe programmable electric radiators provide heating.

Bedroom Two
6'1 x 14'9 (1.85m x 4.50m)



A well proportioned second bedroom with a side facing UPVC double glazed sash window, carpeted flooring and a wall mounted Rointe programmable electric radiator.

Bathroom
5'5 x 7'5 (1.65m x 2.26m)



A smartly presented bathroom fitted with a white three piece suite comprising a low level WC, wash hand basin with chrome mixer tap set within a vanity unit, and a panelled bath with chrome taps. An electric shower with rainfall style shower head is positioned over the bath, complemented by tiled splashbacks. Further features include ceramic tile effect flooring, an obscure UPVC double glazed sash window, wall mounted towel rail and electric heating.

Outside
The property forms part of attractively maintained grounds, providing an appealing setting for this characterful duplex apartment. A particular practical advantage is the provision of allocated off road parking for two vehicles.

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Material Information
Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 123 years remaining (159 years from 1990)
Ground rent: £25/year
Service charge: £3,540/year
Council tax band: B
EPC rating: F

The building
Mid-terrace house, standard brick and block construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Two hatches to the loft
Outside areas: Communal garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: None
Heating features: Wood burner and double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 ok, Vodafone ok, Three ok, EE ok
Parking: Allocated
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
https://moverly.com/sale/TAAYqRznzpqjtJ2X2SKWsZ/view

Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

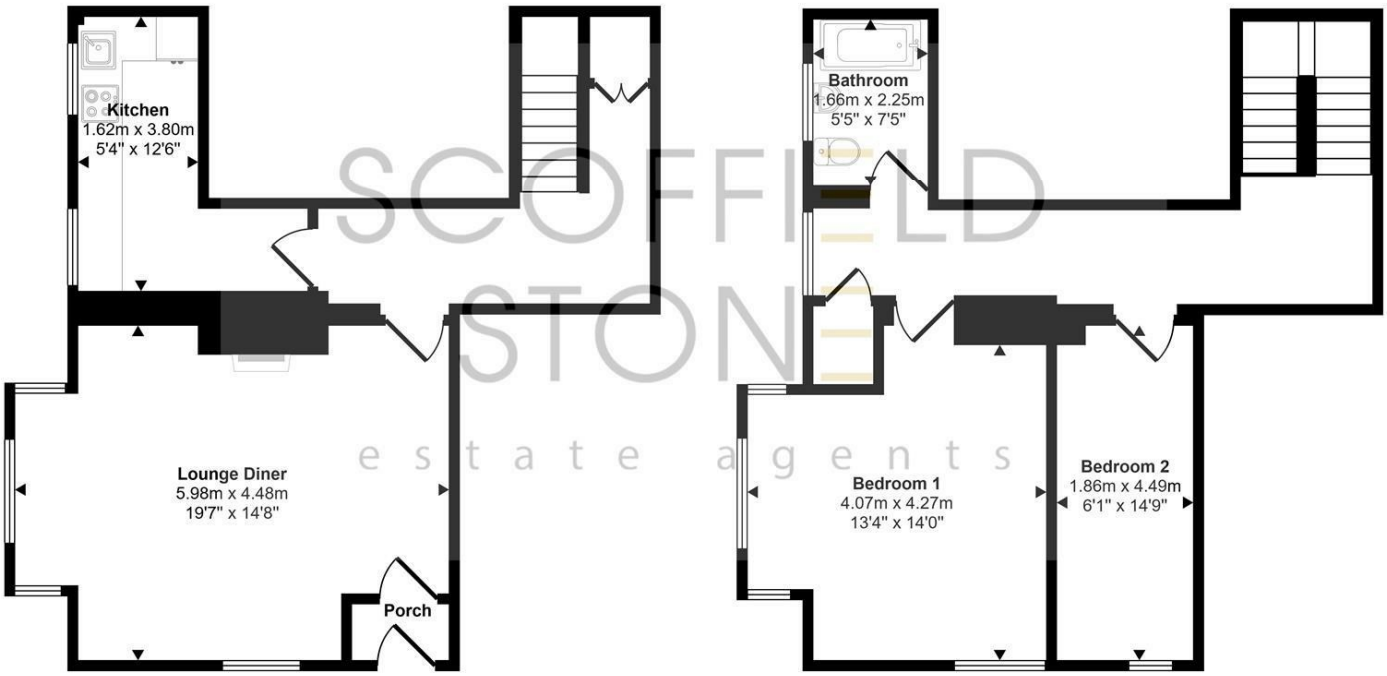
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Buying to Let?
Guide achievable rent price: £900pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

ID Checks for buyers
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
92 sq m / 989 sq ft

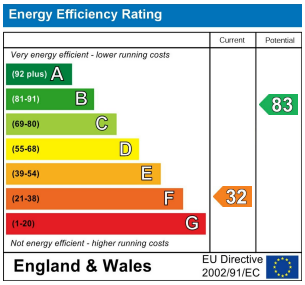


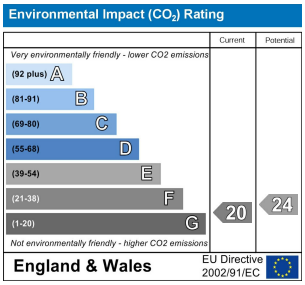
Ground Floor
Approx 46 sq m / 491 sq ft

First Floor
Approx 46 sq m / 499 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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