

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

2 The Etchells

Church Broughton, Derbyshire DE65 5AR



A superbly upgraded two bedroom character mews cottage situated in the ever-popular village of Church Broughton.

- NO UPWARD CHAIN
- Superb character mews cottage • Re-fitted kitchen with appliances
- New log burner in lounge • New electric radiators to first floor
 - Two good size bedrooms • Re-fitted shower room
 - Parking • Communal garden area
- VIEWING ESSENTIAL •

Price £180,000



1 LICHFIELD STREET, BURTON UPON TRENT, STAFFORDSHIRE DE14 3QZ TEL: 01283 548194
burton@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

THE PROPERTY

Situated in the sought-after village of Church Broughton with its great community spirit is this superb character mews home that has in recent times been upgraded by the current owners to create a stylish home with lots of charm. The Etchells lies just off Tippers Lane with a drive flanked by gardens opening into a large communal parking area. The property is situated at the end of the development backing onto Boggy Lane. A new entrance door opens into a stylish kitchen with all appliances built-in, stairs off to the first floor and a door opening into a lounge with a log burner. To the first floor are two good size bedrooms capable of taking double beds and a re-fitted shower room styled with an industrial feel. A viewing is absolutely essential to appreciate the lovely interior.

Outside are two parking spaces and communal gardens.

LOCATION

Church Broughton village has a great community spirit, an excellent primary school, a popular village public house with restaurant and a lovely village church. The village also hosts a Summer fayre. Church Broughton is set in scenic countryside offering ample walks. Further everyday amenities are available in the nearby villages of Hatton and Hilton. Further outdoor pursuits are easily accessible in the

Derbyshire Dales and Peak District, both being a short drive away. The village is also placed well for travel along the A515 and A50, allowing for access to Derby, Nottingham and Stoke on Trent with the market towns of Burton upon Trent, Uttoxeter and Ashbourne being within an easy drive.

ACCOMMODATION

OPEN PORCH

With front door providing access to:

BREAKFAST KITCHEN 5.55m x 2.51m (18'3" x 8'3")

Recently refitted with a contemporary range of base cupboards and drawer units. Attractive wood effect worktops are inset with a stainless steel sink with mixer tap over plus a four ring ceramic hob with extractor hood over. Integrated appliances include a single oven, dishwasher, washing machine, fridge and freezer. Attractive flooring, windows to front and rear aspects, stairs to first floor landing, beams to ceiling, ceiling light points and door to:

LOUNGE 2.97m x 5.56m max into chimney breast (9'9" x 18'3" max into chimney breast)

With windows to both front and rear aspects, multi-fuel burner, attractive flooring, beams to ceiling, ceiling light point and under-stairs storage cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

With window overlooking the courtyard entrance, cupboard housing the domestic hot water cylinder. Doors leading off.



BEDROOM ONE 3.60m x 3.09m (11'10" x 10'2")

With window to front aspect, electric radiator and ceiling light point.

BEDROOM TWO 2.41m x 3.61m (7'11" x 11'10")

With window to front aspect, electric radiator and ceiling light point.

SUPERBLY APPOINTED SHOWER ROOM 1.88m x 1.52m excluding shower (6'2" x 5'0" excluding shower)

Fitted in an industrial style with large walk-in shower enclosure, w.c and vanity unit with drawers and wash hand basin. Obscure window to rear aspect, heated towel rail and tiled flooring.

OUTSIDE

Outside are two parking spaces and communal gardens.

TENURE

Our client advises us that the property is Freehold. Details of the terms of the lease are to be confirmed. We are advised that there is an approximate £40.00 per calendar month management fee payable for the maintenance of the communal areas (garden and parking). We are advised that the charge is billed bi annually but can be paid on a monthly basis.

COUNCIL TAX BAND

South Derbyshire District Council - Band B

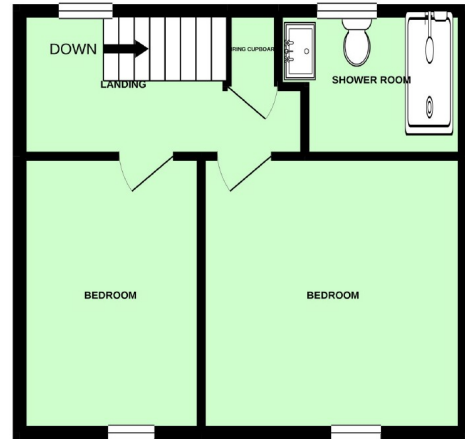
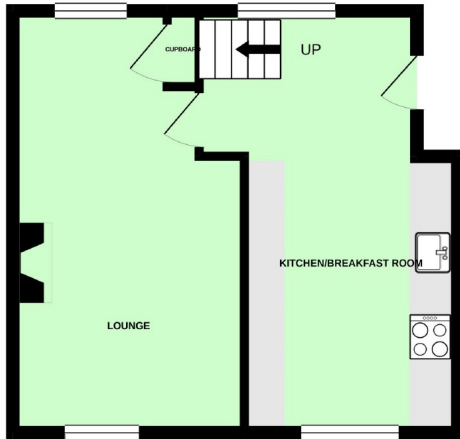
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW December 2020)/A

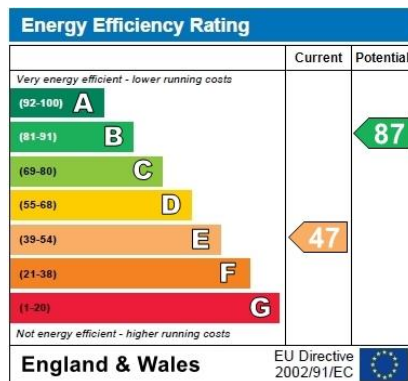


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

8 Market Place, Ashbourne, Derbyshire DE6 1ES
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
 4 St. James's Street, Derby DE1 1RL
 39 Dale Road, Matlock, Derbyshire DE4 3LT
 4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
 Tel: 01283 548194
 Tel: 01332 207720
 Tel: 01629 584591
 Tel: 01332 206620

ashbourne@scargillmann.co.uk
 burton@scargillmann.co.uk
 derby@scargillmann.co.uk
 matlock@scargillmann.co.uk
 lettings@scargillmann.co.uk