



---

70 Broadway  
Duffield  
Belper  
Derbyshire  
DE56 4BX

Offers Over  
£575,000

---

- Ecclesbourne School Catchment
- Potential to extend (subject to planning)
- Porch, Hall and Guest cloakroom
- Lounge/Dining room
- Kitchen and utility cupboard
- Four bedrooms
- Family bathroom
- Double width driveway
- Carport
- Large rear garden

SCARGILL  
MANN & CO

EST. 1995



## GENERAL INFORMATION

This a four bedroom detached residence occupying a large plot on Broadway in the sought after area of Duffield. The property does require some updating but offers excellent potential to create a very large family home (subject to any necessary planning consents). The property is double glazed and has gas central heating.

Internally the property provides, porch, entrance hall, guest cloakroom, lounge, dining room off, fitted kitchen, side lobby with utility cupboard and store room to the ground floor. The first floor semi-galleried landing leads to four good sized bedrooms and a family bathroom.

The property is set back behind a lawned foregarden with mature trees, adjacent double width driveway giving access to carport and large rear lawned garden.

## LOCATION

Duffield offers an excellent range of amenities including a varied selection of shops including post office, small supermarket, restaurants and bars, squash/tennis and golf clubs, two reputable primary schools and sought after Ecclesbourne Secondary school. There is also a regular bus service which runs between Derby and Belper.

## ACCOMMODATION

### ON THE GROUND FLOOR

Panel and glazed decorative entrance door provide access to:







#### PORCH

Double glazed window to front and side, panel and multi pane door to:

#### ENTRANCE HALL

Radiator, staircase to first floor and door to:

#### GUEST CLOAKROOM

Low flush w.c, wash hand basin, window to front.

#### LOUNGE

4.64m x 3.68m

Feature Cornish slate fire surround, TV plinth and display mantle and open fire grate, radiator, decorative coving, double glazed window to front and open access to:

#### DINING ROOM

4.01m x 2.72m

Radiator, decorative coving, double glazed sliding patio door leading to large rear garden, internal multi-pane door to:

#### KITCHEN

4.4m x 2.7m

Roll edge preparation surfaces, tiled surrounds, inset stainless steel sink unit, fitted base cupboard and drawers, appliance suitable for free-standing electric cooker, dishwasher, fridge freezer, Worcester gas fired boiler, double glazed window overlooking the large rear garden and panel door to:



#### SIDE LOBBY

With storage cupboards/larder, latched door to:

#### UTILITY CUPBOARD

Space suitable for washing machine.

#### DETACHED BRICK BUILT STORE

Further appliance spaces, window and door to both front and rear.

#### ON THE FIRST FLOOR

#### SEMI-GALLERIED LANDING

Access to loft space, storage cupboard, double glazed window to front and door to:

#### BEDROOM ONE

4.62m x 3.23m

Radiator, fitted wardrobe, dressing table, double glazed window to front.

#### BEDROOM TWO

3.99m x 3.2m

Radiator, double glazed window overlooking the large rear garden.

#### BEDROOM THREE

3.74m x 2.53m

Radiator, double glazed window to front.



#### BEDROOM FOUR

2.68m x 2.46m

Radiator, double glazed window to rear.

#### BATHROOM

2.78m x 1.69m

Low flush w.c., pedestal wash hand basin, panel bath with shower attachment, radiator, double glazed window to rear.

#### OUTSIDE & GARDENS

To the front is a lawned garden with mature trees, adjacent double width driveway with carport. To the rear is a sizeable mainly lawned garden and patio, this offers excellent potential for an extension subject to necessary planning consents.

#### COUNCIL TAX BAND

Amber Valley - E.

#### DIRECTIONAL NOTE

From our Derby office, proceed north along Duffield Road A6 through Allestree into Duffield at the traffic light turn left onto Broadway and right onto New Zealand Lane and immediate left onto a service row which runs parallel to Broadway where the property will be located on the right hand side as denoted by our 'for sale' board.

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).

**ASHBOURNE**

8 Market Place  
Ashbourne  
Derbyshire  
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

**BURTON UPON TRENT**

Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

**DERBY**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

**MATLOCK**

3 Parkside  
Olde Englishe Road, Off Dale Road  
Matlock  
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

**DERBY LETTINGS**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk

