





Occupying a generous plot within the highly regarded village of Church Broughton, this substantial five-bedroom detached family home offers spacious and versatile living accommodation, an integral double garage and a well-established rear garden.

The layout has been thoughtfully designed for modern family life, with the entrance leading into a practical entry hall providing access to the utility room, ground floor WC and integral garage, before opening into the impressive kitchen diner — the true hub of the home. Complemented by a spacious living room and separate dining room with French doors to the garden, the property offers flexibility for both everyday living and entertaining.

To the first floor are five bedrooms, including a generous master with en-suite, four further bedrooms and a family bathroom.



**ABODE**  
SALES & LETTINGS

## Accommodation

### Ground Floor

The property is entered via a front door into a welcoming entry hall, offering immediate access to the ground floor WC, a useful utility room, and internal access into the integral double garage, providing excellent practicality for day-to-day living.

From the entry hall, the accommodation flows directly into the impressive kitchen diner, a spacious and sociable room fitted with a range of wall and base units, generous preparation surfaces and a central island with breakfast seating. There is ample space for dining, and the staircase rising from this area enhances the open and connected feel of the ground floor.

Leading off the kitchen diner is the substantial living room, a well-proportioned reception room ideal for relaxing, centred around a feature fireplace. Double doors connect the living room to the separate dining room, creating flexibility for entertaining or more formal occasions. The dining room benefits from French doors opening directly onto the patio, seamlessly linking indoor and outdoor space.

### First Floor

To the first floor, a central landing provides access to five bedrooms and the family bathroom.

The master bedroom is a generous double room with fitted storage and benefits from its own en-suite shower room, comprising shower, WC and



wash hand basin.

Bedroom Two and Bedroom Three are both comfortable double bedrooms, while Bedroom Four offers further flexibility as a bedroom or study.

Bedroom Five is ideal as a nursery, dressing room or dedicated home office, perfectly suited to modern working requirements.

The family bathroom is fitted with a suite comprising bath,







WC and wash hand basin.

## Outside

To the front, the property benefits from a driveway providing ample off-street parking, leading to the integral double garage. The frontage offers an attractive first impression with mature planting and a well-established setting.

To the rear, the garden enjoys a pleasant and private aspect, predominantly laid to lawn with a paved patio area directly accessed from the dining room — ideal for outdoor seating and summer entertaining. Mature shrubs and established boundaries provide screening and a sense of privacy, while the lawn offers excellent space for children or pets.

## Location – Church Broughton

Church Broughton is a highly sought-after Derbyshire village offering a strong sense of community alongside excellent connectivity. The village benefits from a well-regarded primary school, village hall, local public house and active community groups.

For commuters, the location provides convenient access to the A50, linking to Derby, Burton-on-Trent and the wider motorway network. Mainline rail services are available from nearby Derby and East Midlands Parkway, while East Midlands Airport is also within easy reach.

Surrounded by open countryside, the area offers an abundance of rural walks and outdoor pursuits, making it particularly appealing for families seeking village living without compromising on accessibility.













Floor 0

Approximate total area<sup>(1)</sup>

186.2 m<sup>2</sup>

2004 ft<sup>2</sup>



Floor 1

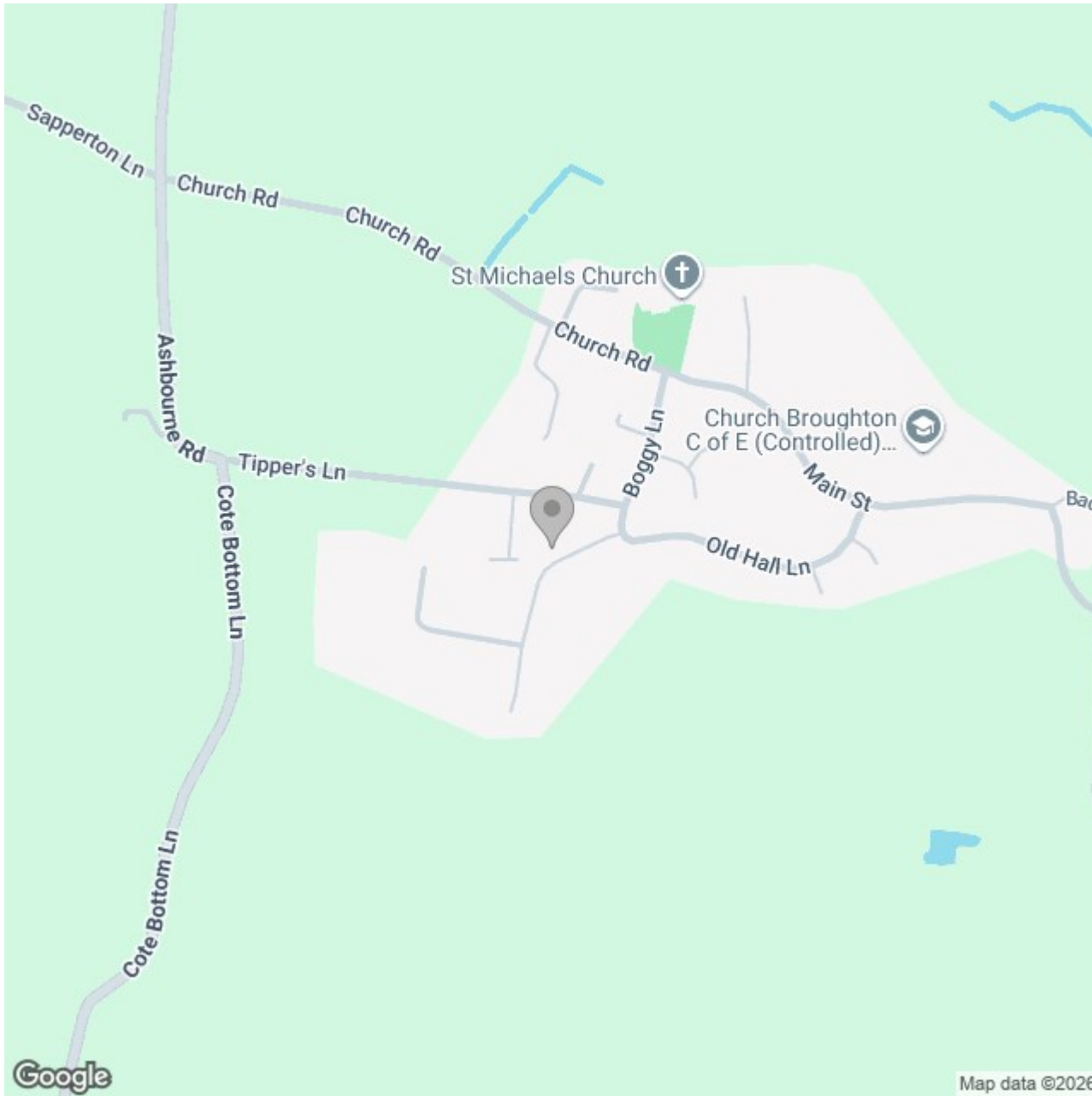
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360







| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |