



## 5 Broadfields Close, Derby, DE22 1BT

**£435,000**



In association with quality new home builder and redevelopment specialists, Glebe Homes, we are delighted to make an early announcement of their latest project. This stunning double fronted two bedroom, two bathroom, detached bungalow will be fully refurbished to an excellent standard and finished in a quality render located on a small all-bungalow cul-de-sac in this sought after location neighbouring Darley Abbey.



The highly impressive property will provide a new gas central heating system, electrical re-wire along with quality fitments throughout with accommodation comprising, entrance hallway and inner lobby, bay-windowed living room, a modern fitted kitchen integrated with AEG appliances and with space for dining, principal bedroom with en-suite, double bedroom two, main bathroom and a rear utility room/porch.

Externally, there will be a driveway leading to a side garage, lawned front garden. The generous rear garden will also be lawned with a patio and a brick store shed.

Broadfields Close, off Broadway neighbours Darley Abbey being close to Duffield Road with an excellent and frequent public transport service connecting to the city centre and north Derbyshire villages and towns. Locally there is the beautiful Darley Park with pleasant riverside walk, cricket club and café, vibrant Mills area home to stylish wine bars, restaurants and cafes. Also locally is the Park Farm shopping area in nearby Allestree offering a wide array of shopping and service amenities.

A superb location and property scheduled for completion in July 2026 TBC.

**ACCOMMODATION**

With Oak internal doors with glazing to Lounge and Kitchen.

**ENTRANCE HALLWAY**

12'5" x 4'3" (3.8 x 1.3)

Composite front door leading into a formal hall.

**INNER LOBBY**

6'6" x 5'10" (2 x 1.8)

**LOUNGE**

15'5" x 11'5" (4.7 x 3.5)

A spacious lounge area with front facing UPVC double glazed window.

**DINING KITCHEN**

12'1" x 10'9" (3.7 x 3.3)

Appointed with an 'L' shaped arrangement with a range of wall, base and integrated units, work surfaces and matching splashback, ceramic sink and drainer, AEG integrated appliances to include, electric oven and induction hob, extractor fan, dishwasher and fridge freezer.

**BEDROOM ONE**

12'9" x 11'9" (3.9 x 3.6)

A spacious double bedroom positioned to the rear with a UPVC double glazed window.

**EN-SUITE**

9'2" x 3'11" (2.8 x 1.2)

A generous en-suite with double shower tray, vanity sink unit and WC, chrome towel radiator, illuminated mirror, half tiling.

**BEDROOM TWO**

14'1" into bay x 8'6" (4.3 into bay x 2.6)

A generous second bedroom with a front facing UPVC double glazed bay window.

**BATHROOM**

8'6" x 5'2" (2.6 x 1.6)

Appointed with a shower over bath, vanity sink unit and WC, chrome towel radiator, illuminated mirror, half tiling.

**UTILITY/PORCH**

5'10" x 5'10" (1.8 x 1.8)

Accessed from the kitchen with plumbing for a washing machine and UPVC double glazed door to garden.

**OUTSIDE**

**GARAGE**

17'0" x 8'6" (5.2 x 2.6)

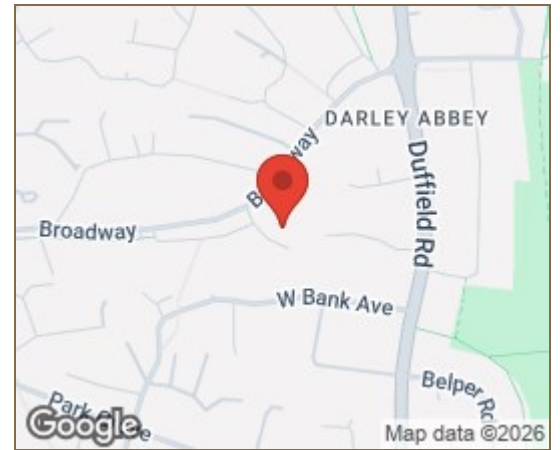
With up and over front door, power, light and personal rear door.

**PLEASE NOTE**

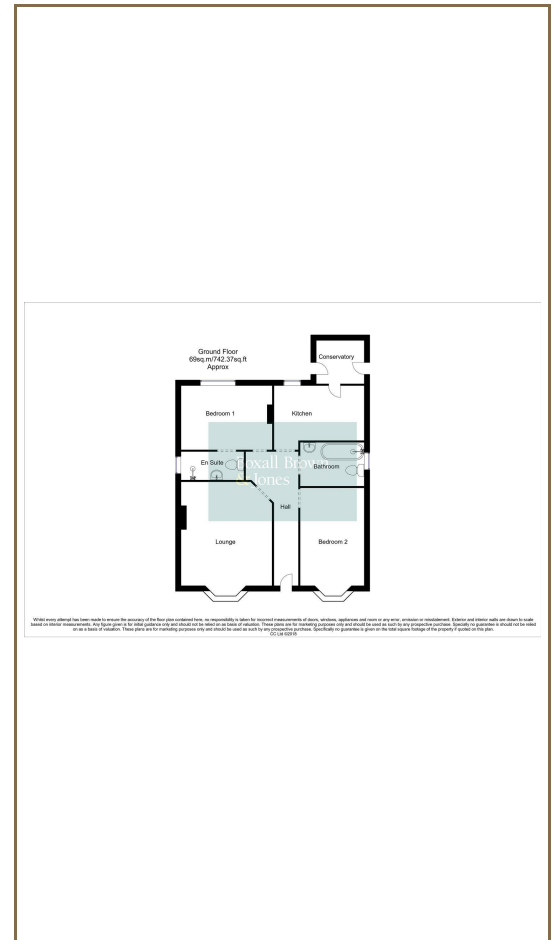
All measurements are approximate taken during refurbishment prior to plastering.

The main image is a Computer Generated Image of the proposed finish, other photos are of past projects indicative of Glebe Homes quality.

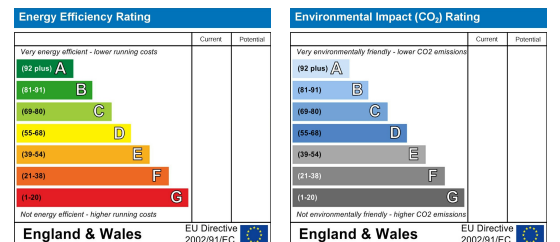
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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