



5 Broadfields Close, Derby, DE22 1BT

Offers Over £250,000



An excellent opportunity to acquire and develop this double fronted detached bungalow located in a sought after cul-de-sac position off Broadway.



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This attractive bungalow requires a full scheme of modernisation with potential for extension (subject to planning permission) briefly comprising, enclosed porch, hallway, bay windowed lounge, kitchen, rear lobby, two bedrooms, study/store, inner lobby leading into a bathroom and separate WC.

Externally, there is a large paved frontage providing off road parking, side garage, generous rear garden patio, lawn and store.

Broadfields Close is a pleasant small 'all bungalow' cul-de-sac located off Broadway in this sought after location neighbouring Darley Abbey, the city centre and splendid parks of Darley and Markeaton.

An excellent opportunity. Due to the works involved, we are seeking cash buyers only.

ACCOMMODATION

ENTRANCE PORCH

Main composite front door leading into an enclosed porch, an inner UPVC double glazed door leads into:

ENTRANCE HALLWAY

With wooden flooring throughout and providing access into all principal rooms, radiator.

LOUNGE

15'5" into bay x 11'7" (4.70m into bay x 3.53m)

A spacious bay windowed lounge with

additional side windows, wooden flooring, fireplace and hearth, radiator.

KITCHEN

12' x 10'11" (3.66m x 3.33m)

Sink and drainer unit, tiled floor, rear and side windows, wall mounted Worcester boiler.

REAR PORCH

UPVC double glazed windows and door.

BEDROOM ONE

12'11" x 10'11" (3.94m x 3.33m)

A larger double bedroom positioned to the rear with a window overlooking the garden, wooden flooring, radiator.

BEDROOM TWO

10'11" into bay x 8'7" (3.33m into bay x 2.62m)

A bay windowed bedroom. Please note the flooring has been removed.

STUDY

9'6" x 3'10" (2.90m x 1.17m)

With side window, wooden flooring.

INNER LOBBY

With access into the shower room and WC.

SHOWER ROOM

8'5" x 5'6" (2.57m x 1.68m)

Having a seated bath unit, wash basin, side window, wooden flooring, radiator.

SEPARATE WC

With low level WC, side window.

OUTSIDE

Externally, there is a large paved frontage providing off road parking, side garage, generous rear garden patio, lawn and store.

GARAGE

17'4" x 8'9" (5.28m x 2.67m)

Up and over door, personal rear door, power and light.

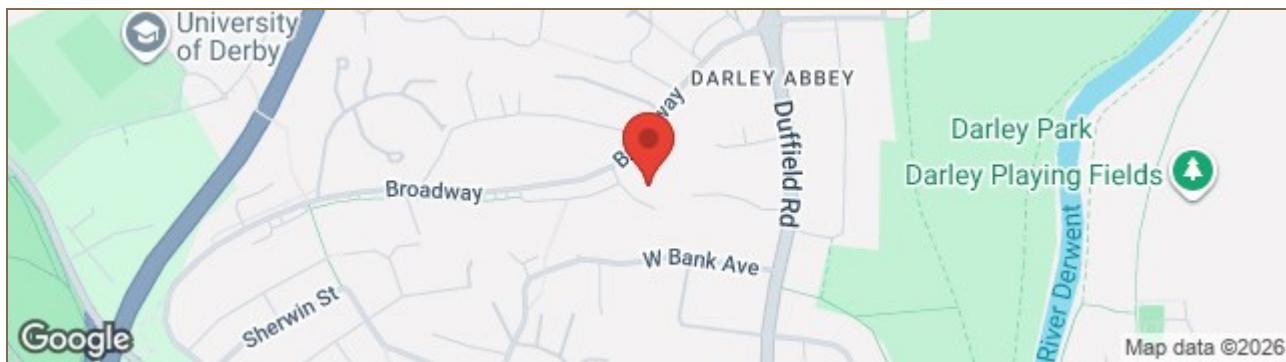
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Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) a total cost of £58.80 to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice. Please advise all parties making an offer that, should their offer be accepted, this non-refundable charge will be payable and taken by phone as part of our purchaser

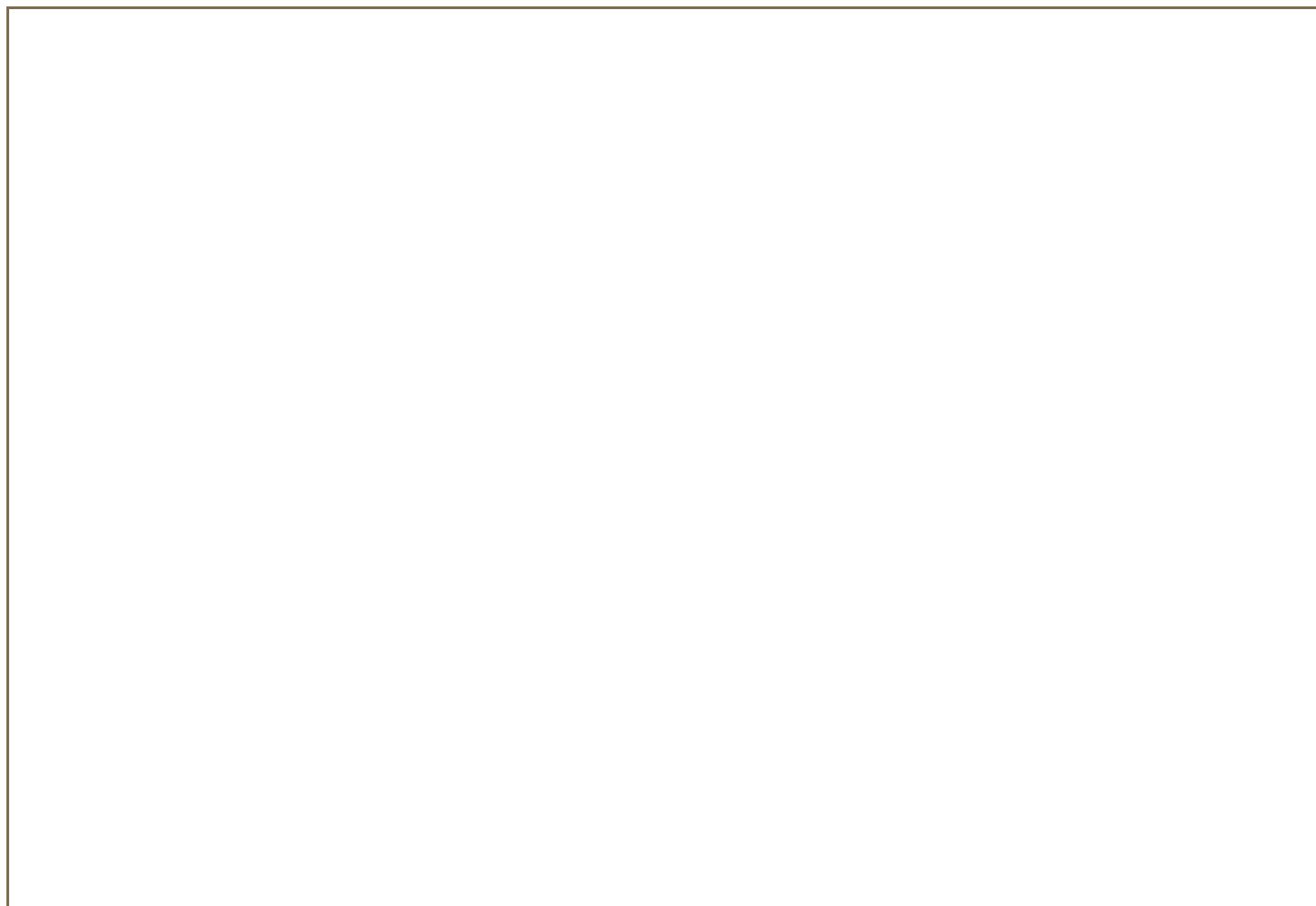
compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD documentation can be provided upon request, should you require it for your own compliance records.



Road Map



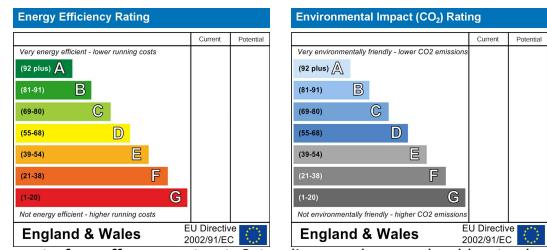
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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