

CURRAN  
BIRDS  
+ CO

Field View, Boggy Lane  
Church Broughton, Derbyshire  
£350,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**DELIGHTFUL POSITION - VIEWS OVER FIELDS** - A highly attractive and extended two king size double bedroom semi-detached cottage, full of style and character, occupying an idyllic position on a quiet no-through road with beautiful open field views to the front, in the highly sought-after village of Church Broughton. Presented to an exceptionally high standard throughout, the property offers generous room proportions that must be viewed to be fully appreciated.

The property benefits from LPG central heating and double glazing and briefly comprises: entrance hallway, sitting room with log burner, well-appointed kitchen, utility/boot room, downstairs WC, and a separate dining room with French doors opening onto the rear garden. To the first floor, the landing leads to two king size double bedrooms and a stylish shower room.

Outside, the property enjoys a walled forecourt garden with pathway access leading to a beautifully landscaped rear garden featuring a block-paved patio area, shaped lawn, pathway, and well-stocked seasonal borders.





## The Detail

The property is entered via a traditional composite door into a welcoming hallway with oak-effect flooring, staircase to the first floor, and access to the sitting room.

The sitting room is rich in character, featuring a cast iron multi-fuel log burner set on a granite hearth, exposed brick feature recess, and an oak beam, complemented by coving detail and a side aspect window. An oak latch door leads through to the kitchen, enhancing the home's period appeal.

The kitchen is fitted with cream shaker-style units, pewter-effect handles, roll-edge worktops, stainless steel sink, integrated dishwasher, and electric cooker, flowing openly into the dining room. The dining area benefits from French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

A well-appointed utility room provides granite worktops, appliance spaces, shelving and storage, leading to a downstairs WC with traditional white suite.

To the first floor are two king size bedrooms, including the spacious primary bedroom with cast iron fireplace, built-in wardrobe, beautiful far-reaching views over open fields, alongside a second bedroom overlooking the rear garden. The stylish modern shower room offers a double-width walk-in shower, vanity unit, chrome fittings, and natural stone tiled finishes.

Externally, the property enjoys a walled forecourt garden to the front. To the rear lies a professionally landscaped garden, thoughtfully designed with a block-paved seating terrace, shaped lawn pathway, and well-stocked seasonal planting borders, all carefully arranged to create a private, attractive and highly usable outdoor space. Additional benefits include a timber shed, undercover bin storage, log store, and gated side access.







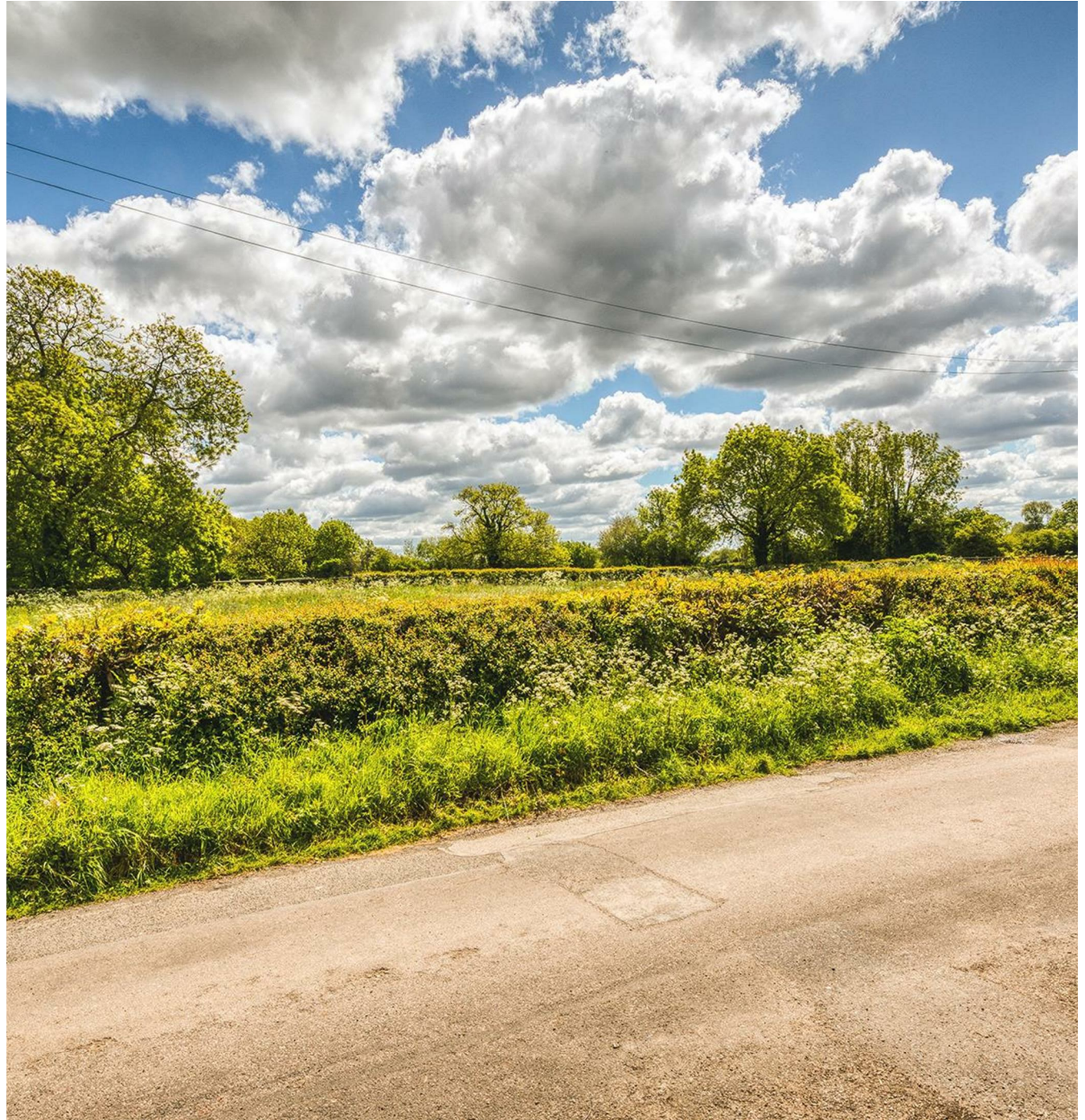
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## The Location

Church Broughton is a charming and picturesque village in South Derbyshire, surrounded by beautiful open countryside and farmland. The village is home to the popular Hollybush pub, renowned locally for its award-winning Sunday roast, having been recognised as the best in Derbyshire.

The neighbouring villages of Hatton, Hilton and Etwall offer an excellent range of amenities, including shops, hairdressers, a variety of pubs and convenient transport links via the A38 and A50. Etwall also benefits from a leisure centre with a swimming pool.

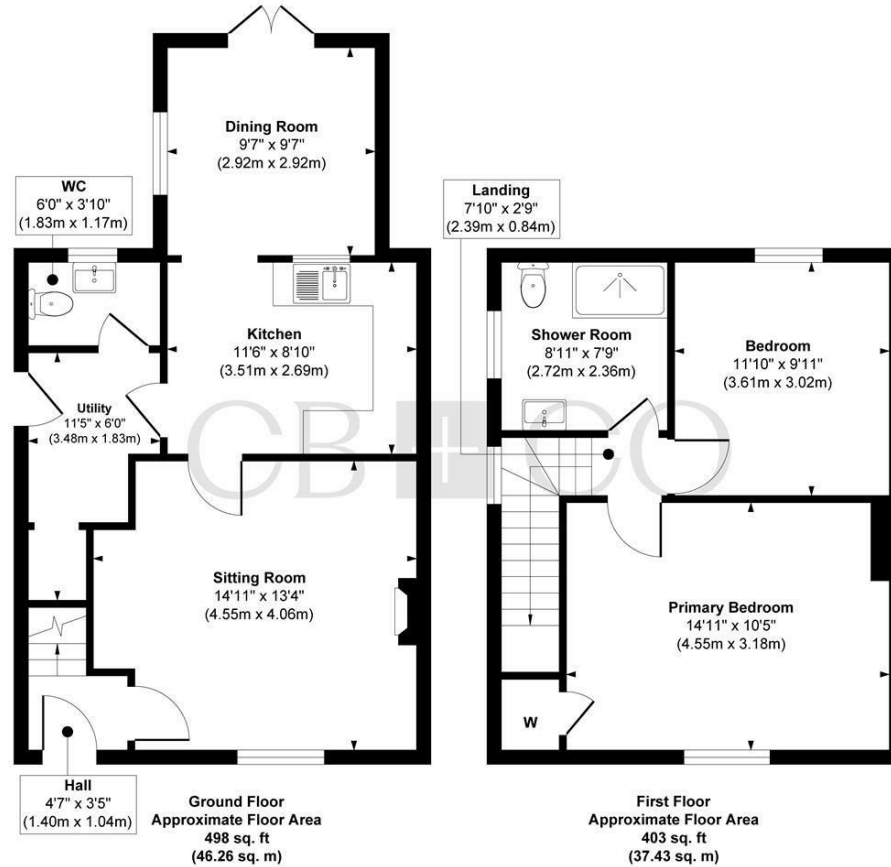
For leisure activities closer to home, Church Broughton has its own Golf and Tennis Club, along with the well-regarded Church Broughton C of E Primary School located within the village.







**Field View, Bogy Lane, Church Broughton, Derby**



*The Particulars*

- Most Attractive Extended Two King Size Double Bedroom Semi-Detached Cottage
- Delightful Position - Open Views over Fields
- Stylish Presentation - Wealth of Character & Charm
- LPG Gas Central Heating & Double Glazing
- Entrance Hallway, Sitting Room with Log Burner & Dining Room
- Well Appointed Kitchen, Utility/Boot Room & Downstairs WC
- Two King Size Bedrooms & Stylish Shower Room
- Delightful Professionally Landscaped Gardens
- Highly Sought after South Derbyshire Village
- Easy Access to Excellent Local Amenities in Tutbury, Hatton & Hilton

*Size*

Approx 901.00 sq ft

*Energy Performance Certificate (EPC)*

Rating F

*Council Tax Band*

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*Let's Talk*

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