

High Street, Stonebroom.

£265,000 Freehold

FOR SALE



DERBYSHIRE PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom extended detached home in the well regarded village of Stonebroom. Offered for sale with no upward chain, the property is Ideally situated for access to A38 & M1 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, WC, Kitchen, Utility Room and rear Conservatory extension to the ground floor with three double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the home benefits from driveway parking for two vehicles to the front elevation with access to garage via up and over door. Pathway leads around the side elevation to rear enclosed garden which boasts sizeable entertaining patio, a healthy amount of lawn space and mature borders forming the ideal area to host or relax. There is further space for large shed to the top of the garden whilst timber fencing secures the space making it ideal for those with pets and young children.

FEATURES

- Detached Family Home in Popular Village Location
- Ideal For Access to A38 & M1/Chesterfield
- Great First Time Buy
- Viewing Essential
- No Upward Chain
- Vacant Possession



ROOM DESCRIPTIONS

Entrance Hallway

Half glazed side door to the entrance hallway. Part tiled floor. Radiator. Stairs to the first floor.

Downstairs WC

Low level W.C. Wash hand basin. Radiator. Part tiling to the walls. Tiled flooring. Extractor fan.

Lounge

4.45m x 3.02m (14' 7" x 9' 11") Living flame gas fire, with marble effect hearth and back and decorative surround. Upvc double glazed bay window to the front. Radiator. Coving. Wood effect flooring.

Kitchen

3.78m x 3.68m (12' 5" x 12' 1") Fitted with a range of base and eye level units. Worktop with tiled splash back. Gas hob with extractor hood over. Electric oven. One and a half bowl stainless steel sink unit with mixer tap. Integrated dishwasher. Tiled floor. Radiator. Window through to the conservatory.

Utility Room

2.66m x 1.62m (8' 9" x 5' 4") Base unit with worktop over. Wall mounted gas boiler. Tiled floor. Radiator. Storage cupboard. Double glazed door through to the conservatory.

Conservatory

4.90m x 2.66m (16' 1" x 8' 9") P-shaped conservatory with dwarf wall s and upvc double glazed construction. Two radiators. Tiled flooring. Under-tile heating. Upvc double glazed French Doors to the rear garden.

First Floor

Landing

Upvc double glazed window to the side. Radiator.

Bedroom One

3.89m x 3.04m (12' 9" x 10' 0") Upvc double glazed window to the front. Radiator. Wood effect flooring.

En-Suite

1.56m x 1.55m (5' 1" x 5' 1") Shower cubicle with mixer shower. Low level W.C. Vanity unit with wash hand basin. Upvc double glazed window to the side. Tiling to the walls and floor. Heated towel rail.

Bedroom Two

4.45m x 2.34m (14' 7" x 7' 8") Upvc double glazed window to the rear. Wood effect flooring. Radiator.

Bedroom Three

3.76m x 2.66m (12' 4" x 8' 9") Upvc double glazed window to the front. Wood effect flooring. Radiator.

Bathroom

3.54m x 1.54m (11' 7" x 5' 1") Panelled bath with shower over. Pedestal wash hand basin. Low level W.C. Part tiling to the walls. Tiled flooring. Radiator. Upvc double glazed window to the side.

Outside

Externally, the home benefits from driveway parking for two vehicles to the front elevation with access to garage via up and over door. Pathway leads around the side elevation to rear enclosed garden which boasts sizeable entertaining patio, a healthy amount of lawn space and mature borders forming the ideal area to host or relax. There is further space for large shed to the top of the garden whilst timber fencing secures the space making it ideal for those with pets and young children.

Council Tax

We understand that the property currently falls within council tax band C, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

