

High Street, Stonebroom.

£399,950 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this five bedroom detached home in the village of Stonebroom. Occupying impressive plot, this family home offers spacious and versatile living accommodation throughout. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Kitchen Diner, Bathroom and three Bedrooms to the ground floor with two more double Bedrooms and further shower room to the first floor.

Externally, the home benefits from sizeable plot which includes block paved driveway to front elevation fit to house numerous vehicles. The rear enclosed garden boasts wonderful reaching lawn with large entertaining patio accessed via French doors from the house. Summer house features light and power whilst benefitting from accompanying patio seating area ensuring the ideal environment to host or relax. Timber fencing secures the space making it ideal for those with pets and young children. Double garage benefits from light, power, ample apex storage and electric door whilst the rear provides further off street parking.

FEATURES

- Detached Property Situated on a Generous Plot
- Ideal For Access to A38 & M1
- Spacious & Versatile Living Accommodation Throughout
- Four Double Bedrooms & One Single Bedroom
- Double Garage & Driveway Parking
- Impressive Rear Garden
- Potential For Multi Generational Living
- Driveways To Front & Rear



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with two wall mounted radiators, wood effect flooring, two fitted store cupboards and doorways to;

Bedroom (Currently Dining Room)

3.32m x 3.31m (10' 11" x 10' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom (Currently second Sitting Room)

4.03m x 2.65m (13' 3" x 8' 8") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom (Currently Study)

3.31m x 2.22m (10' 10" x 7' 3") With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

Living Room

4.59m x 4.54m (15' 1" x 14' 11") With double glazed French doors opening to the rear enclosed garden, wall mounted radiator and wood effect flooring. Gas fireplace on raised hearth set in decorative oak surround forms the centre piece of the room.

Kitchen

3.91m x 2.71m (12' 10" x 8' 11") Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Double oven, gas hob with accompanying extractor hood and inset one and a half bowl sink beneath double glazed window. Tiled splashbacks cover the workspace whilst tiled flooring runs throughout. Further double glazed window to side elevation, wall mounted radiator and under counter plumbing for dishwasher completes the space.

Utility Room

1.58m x 1.51m (5' 2" x 4' 11") Featuring worktop space of its own with inset sink and tiled splashbacks. Under counter plumbing, wall mounted radiator and side exit door features.

Bathroom

2.63m x 2.25m (8' 8" x 7' 5") A tiled four piece suite including; Shower cubicle, bath, pedestal handwash basin and low level WC.

First Floor

Landing

Bedroom

4.60m x 4.37m (15' 1" x 14' 4") With double glazed French doors opening to Juliet balcony to rear elevation, twin double glazed Velux windows to ceiling, carpeted flooring, wall mounted radiator and extensive eaves storage.

Bedroom

5.74m x 3.72m (18' 10" x 12' 2") With double glazed window to front elevation, twin double glazed Velux windows to ceiling, carpeted flooring, wall mounted radiator and extensive eaves storage.

Shower Room

2.01m x 1.56m (6' 7" x 5' 1") A tiled three piece suite including; Shower cubicle, pedestal handwash basin and low level WC.

Outside

Externally, the home benefits from sizeable plot which includes block paved driveway to front elevation fit to house numerous vehicles. The rear enclosed garden boasts wonderful reaching lawn with large entertaining patio accessed via French doors from the house. Summer house features light and power whilst benefitting from accompanying patio seating area ensuring the ideal environment to host or relax. Timber fencing secures the space making it ideal for those with pets and young children. Double garage benefits from light, power, ample apex storage and electric door whilst the rear provides further off street parking.

Council Tax

We understand that the property currently falls within council tax band D, 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, fittings 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



Approximate total area⁽¹⁾
169.4 m²
1823 ft²

Reduced headroom
7.5 m²
81 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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

GIRAFFE360

