

High Street, Stonebroom, Derbyshire.

£450,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer for sale this beautifully presented four bedroom detached family home located in the village of Stonebroom, close to Alfreton and Chesterfield. The property briefly comprises of reception hall, cloakroom/WC, living room, dining room, breakfast area, fully fitted kitchen, utility and study. To the first floor:- a galleried landing leads to four well proportion bedrooms, family bathroom and ensuite to master bedroom. Externally the property offers high degrees of privacy from neighbouring properties, landscaped low maintenance garden, driveway and double garage. We believe the property would ideally suit families and an early internal inspection should be undertaken to avoid disappointment.

## FEATURES

- Executive Detached Family Home
- Four Bedrooms
- En-Suite to Master Bedroom
- Dining Room, Study, Breakfast Area & Fitted Kitchen
- Landscaped Low Maintenance Garden
- Driveway and Double Garage
- Viewing Highly Recommended



# ROOM DESCRIPTIONS

## External Storm Porch

This useful entry point to the property benefits from an outside light, attractive balustrade and wall mounted external power supply.

## Reception Hallway

Entered via the front Stone porch into the spacious reception hall with carpeted staircase to the first floor landing, wood floor covering, wall mounted radiator, decorative coving and internal doors leading to the lounge, breakfast room, study and downstairs WC.

## Downstairs WC

With low level WC, pedestal wash handbasin, wood floor covering, wall mounted single radiator and extractor fan to ceiling.

## Study

9' 0" x 5' 7" (2.74m x 1.70m)

With double glazed window to the front elevation, wall mounted radiator, TV point, wall mounted shelving and decorative coving.

## Living Room

17' 0" x 12' 0" (5.18m x 3.66m)

Accessed via double internal doors from the reception hall, large double glazed window to front elevation, wall mounted radiator, additional double doors lead to the dining room. The feature focal point of the room is an exposed brick fireplace with inset log burner with attractive timber lintel and raised stone hearth.

## Dining Room

9' 2" x 7' 0" (2.79m x 2.13m)

Located between the lounge and breakfast area is this light and airy dining room with window to the rear elevation, wall mounted radiator, TV point and decorative coving.

## Breakfast Area

11' 0" x 10' 4" (3.35m x 3.15m)

This wonderful addition to the dining and kitchen areas comprises of a bespoke L-shaped area with wood floor covering, spotlighting and double glazed window to the rear elevation. Archway leads to:-

## Kitchen

14' 0" x 9' 2" (4.27m x 2.79m)

Comprising of a range of wall and base mounted shaker units with solid woodwork surface incorporating a Belfast sink with mixer taps and tiled splashback areas. Integrated dishwasher, space for gas range with mirror tiles, splashback and extractor canopy over. Under cupboard lighting, solid wood floor covering, space for American style fridge freezer, bottle and plate racks. Internal door lead to:-

## Utility Room

9' 0" x 5' 7" (2.74m x 1.70m)

With the continuation of the solid wood floor covering from the kitchen with wall and base mounted units with solid woodwork surface incorporating a second Belfast sink. Undercounter space and plumbing for washing machine, wall mounted cupboard housing gas combination boiler, space for tumble dryer, built in seating and coat storage, wall mounted radiator and double glazed sealed unit door leading to a side garden terrace.

## First Floor

## Galleried Landing

Access from the reception hall is this spacious light landing with double glazed window to front elevation, decorative coving to the ceiling, wall mounted radiator and ceiling mounted loft access point. Internal doors access all four bedrooms and family bathroom.

## Bedroom One

16' 2" x 11' 0" (4.93m x 3.35m)

Double glazed window to the front elevation, wall mounted radiator, TV point and range of fitted bedroom furniture to include wardrobes, over cupboards and dressing table. Internal door lead to:-

## En-Suite

7' 0" x 6' 0" (2.13m x 1.83m)

Well presented and spacious ensuite comprises of a WC, large vanity unit with inset sink and attractive splashback tiling, separate shower cubicle with spray shower attachment, wall mounted chrome heated towel rail, wood floor covering and double glazed obscured window.

## Bedroom Two

15' 0" x 11' 4" (4.57m x 3.45m)

Double glazed window to the rear elevation offering superb elevated view, wall mounted radiator and space for bedroom furniture.

## Bedroom Three

11' 7" x 10' 0" (3.53m x 3.05m)

With double glazed window to the rear elevation, wall mounted radiator, TV point, fitted wardrobes and wall mounted shelving.

## Bedroom Four

11' 7" x 9' 0" (3.53m x 2.74m)

With double glazed window to the front elevation, wall mounted radiator, decorative coving and TV point.

## Bathroom

9' 0" x 7' 6" (2.74m x 2.29m)

The spacious four piece bathroom suite comprises of a WC, pedestal wash handbasin and large shower enclosure with mains fed shower and attachment over. The focal point of the room is a large bathtub with centrally mounted taps with attractive porcelain tiled walls. Double glazed obscured window to the front elevation, ceiling mounted extractor fan, tiled floor covering and wall mounted electrical shaver point.

## Outside

The front elevation is sunken from the main road and offers high degrees of privacy via mature hedge row planting that spans the front and side elevations. A range of raised well-stocked flowerbeds and borders, sleeper stairs and Flagstone paths lead to the front elevation. Beautiful wisteria to the building and lawn area to the side and front elevations create a private safe area for children.

Side elevation, the Flagstone pathway spans out into an entertaining terrace with outside lighting, timber fence boundaries and Hedgerow border. Timber garden gate leads to the rear driveway and internal doors lead to the utility and detached garage.

DOUBLE GARAGE - Access via the rear elevation with a driveway providing parking for four vehicles. This double detached brick build garage with pitched roof, light and power is divided into two areas. The first area is currently used as a gym with workbench light and power. The second area offers light power and plumbing and is currently used as a dance studio with direct access onto the rear terrace.

## Council Tax

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

