

Cemetery Road, Leabrooks.

£170,000 Freehold

FOR SALE



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PROPERTIES
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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this two bedroom semi detached home in much sought after residential location. Within walking distance of local schools whilst remaining perfectly accessible to A38 and M1, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Dining Room, Living Room and Kitchen to the ground floor with two double Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from fabulous rear enclosed garden featuring lawned and decked spaces ensuring the perfect area to host or relax. There is also space for shed and further wood store spaces. The garden features a range of raised flower beds throughout and is secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Semi Detached Home
- Walking Distance To Local Amenities
- Walking Distance To Schools/Shops
- Perfect for access to A38 and M1
- Sought After Residential Location
- Ready to move into
- Lovingly Upgraded Throughout



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with wall mounted radiator, oak flooring and doorways to;

Dining Room

13' 11" x 9' 8" (4.24m x 2.95m) With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring. The centre piece of the room is gas fireplace on raised hearth set in decorative surround.

Living Room

15' 4" x 10' 10" (4.67m x 3.30m) With double glazed French doors to rear elevation, wall mounted radiator and oak flooring. The centre piece of the room is wood burning stove on raised hearth in exposed brick surround.

Kitchen

11' 3" x 8' 0" (3.43m x 2.44m) Featuring a range of base cupboards and eye level units with complimentary worktops over and integrated appliances including; Electric oven, gas hob with accompanying extractor hood and stainless steel inset sink. There is under counter plumbing for washing machine and dishwasher whilst tiled flooring double glazed windows to side and rear elevation complete the space.

First Floor

Landing

Accessing both Bedrooms and the family Bathroom. This carpeted space also features wall mounted radiator, carpeted flooring and access to loft via drop down ladder.

Bedroom One

12' 4" x 11' 0" (3.76m x 3.35m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

11' 9" x 9' 11" (3.58m x 3.02m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

11' 2" x 7' 11" (3.40m x 2.41m) A stylish four piece suite including; Double walk-in shower, bath with shower attachment, vanity handwash basin and low level WC. Tiled effect flooring runs throughout whilst fitted airing cupboard provides valuable storage capacity. Wall mounted radiator with decorative cover, ceiling fitted extractor fan and double glazed obscured window to rear elevation completes the space.

Outside

Externally, the property benefits from fabulous rear enclosed garden featuring lawned and decked spaces ensuring the perfect area to host or relax. There is also space for shed and further wood store spaces. The garden features a range of raised flower beds throughout and is secured by timber fencing making it ideal for those with pets and young children.

Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough 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.



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