

High Street, Stonebroom.

£350,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For Sale' this three/four Bedroom detached family home in Stonebroom. Occupying impressive plot with stunning countryside views to rear elevation, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Bathroom, Bedroom One and further Sitting Room to the ground floor with two further double Bedrooms, Sewing Room/Bedroom Four and WC to the first floor. The property boasts cellar space running the full length and width of the property whilst the first floor also boasts full length eaves storage.

Externally, the property occupies sizeable plot consisting of pebbled front yard with low level brick wall and railings, driveway parking with access to basement Garage and further pebbled seating/entertaining space to the rear elevation. Lawn area features to side elevation whilst the entire space is bordered and secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Walking distance to local amenities
- Village Location
- Countryside Views
- Double Bedrooms
- Basement Garage
- Full length/Width cellar space
- Family Home
- Downstairs Bathroom, Upstairs WC
- Great Amount of Storage



## ROOM DESCRIPTIONS

### Entrance Hall

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

### Living Room

16' 6" x 13' 4" (5.03m x 4.06m) With double glazed windows to front and side elevation, wall mounted radiator and carpeted flooring. The centre piece of the room is gas fire on raised hearth set in decorative oak surround.

### Kitchen

13' 10" x 9' 10" (4.22m x 3.00m) Featuring a range of oak base cupboards and eye level units with worktops over that integrate gas hob, accompanying extractor hood and inset one and a half bowl sink. Tiled splashback covers the workspace whilst carpeted flooring runs throughout and into in built Pantry. UPVC door accesses side elevation whilst double glazed windows to side and rear elevation both feature.

### Bathroom

6' 3" x 5' 7" (1.91m x 1.70m) A four piece suite comprising; Bath, shower subicle with electric shower head, pedestal handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst wall mounted heated towel rail, tiled splashback to cover units and in built airing cupboard complete the space.

### Dining Room

11' 9" x 11' 7" (3.58m x 3.53m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom One

11' 10" x 11' 9" (3.61m x 3.58m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Sitting Room

11' 9" x 6' 7" (3.58m x 2.01m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

### First Floor

### Landing

### Bedroom Three

11' 11" x 11' 11" (3.63m x 3.63m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

12' 0" x 8' 11" (3.66m x 2.72m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

12' 1" x 7' 6" (3.68m x 2.29m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

### Attic Space/Eaves Storage

31' 5" x 8' 6" (9.58m x 2.59m)

### Outside

Externally, the property occupies sizeable plot consisting of pebbled front yard with low level brick wall and railings, driveway parking with access to basement Garage and further pebbled seating/entertaining space to the rear elevation. Lawn area features to side elevation whilst the entire space is bordered and 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 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, 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

