

School Close, Stonebroom.

£285,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this modern detached bungalow situated in enviable cul de sac location. Offering spacious and versatile living accommodation throughout, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Kitchen, Conservatory, Bathroom, En Suite and four double Bedrooms, any of which could double as further sitting space or dining areas.

Externally, the property offers driveway parking for several vehicles to the front elevation alongside well maintained front lawn which could be converted to further parking. The rear enclosed garden is mainly laid to lawn whilst benefitting from patio space accessed via French doors from the house ensuring the ideal space to host or relax. Timber fencing secures the space whilst mature shrubbery allows for a degree of privacy.

FEATURES

- Family Home
- Easily commutable to Alfreton
- Perfect for access to A38 and M1
- Under Floor Heating Throughout
- Spacious & Versatile Living Accommodation Throughout
- Double Bedrooms
- Conservatory



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with wood effect flooring, underfloor heating and doorways to;

Bedroom One

13' 1" x 11' 10" (3.99m x 3.61m) With double glazed bay window to front elevation, under floor heating and carpeted flooring throughout. Access to En Suite.

En-Suite

8' 4" x 3' 9" (2.54m x 1.14m) A tiled three piece suite including; Double walk-in shower, vanity handwash basin and low level WC. Double glazed obscured window features to side elevation whilst wall mounted extractor unit and tiled effect flooring completes the space.

Bedroom Two

12' 5" x 7' 7" (3.78m x 2.31m) With double glazed window to front elevation, underfloor heating and carpeted flooring.

Utility Area

Bedroom Three

10' 10" x 9' 2" (3.30m x 2.79m) With double glazed window to side elevation, underfloor heating and carpeted flooring.

Bedroom Four

9' 10" x 9' 1" (3.00m x 2.77m) With double glazed window to side elevation, underfloor heating and carpeted flooring.

Bathroom

7' 3" x 6' 2" (2.21m x 1.88m) A tiled three piece suite comprising; Accessible bath with shower screen and attachment, vanity handwash basin and low level WC. Double glazed obscured window features to side elevation.

Kitchen

12' 0" x 11' 2" (3.66m x 3.40m) Featuring a range of base cupboards and eye level units with complimentary wood effect worktops over and a range of fitted integrated appliances including; Gas oven, electric hob with accompanying extractor hood, fitted dishwasher and stainless steel inset one and a half bowl sink. There is double glazed window to side elevation whilst double glazed French doors access Conservatory.

Living Room

13' 2" x 11' 1" (4.01m x 3.38m) With double glazed French doors to rear elevation, underfloor heating and carpeted flooring.

Conservatory

9' 3" x 8' 10" (2.82m x 2.69m) UPVC double glazed Conservatory with double glazed French doors accessing rear enclosed garden.

Outside

Externally, the property offers driveway parking for several vehicles to the front elevation alongside well maintained front lawn which could be converted to further parking. The rear enclosed garden is mainly laid to lawn whilst benefitting from patio space accessed via French doors from the house ensuring the ideal space to host or relax. Timber fencing secures the space whilst mature shrubbery allows for a degree of privacy.

Council Tax

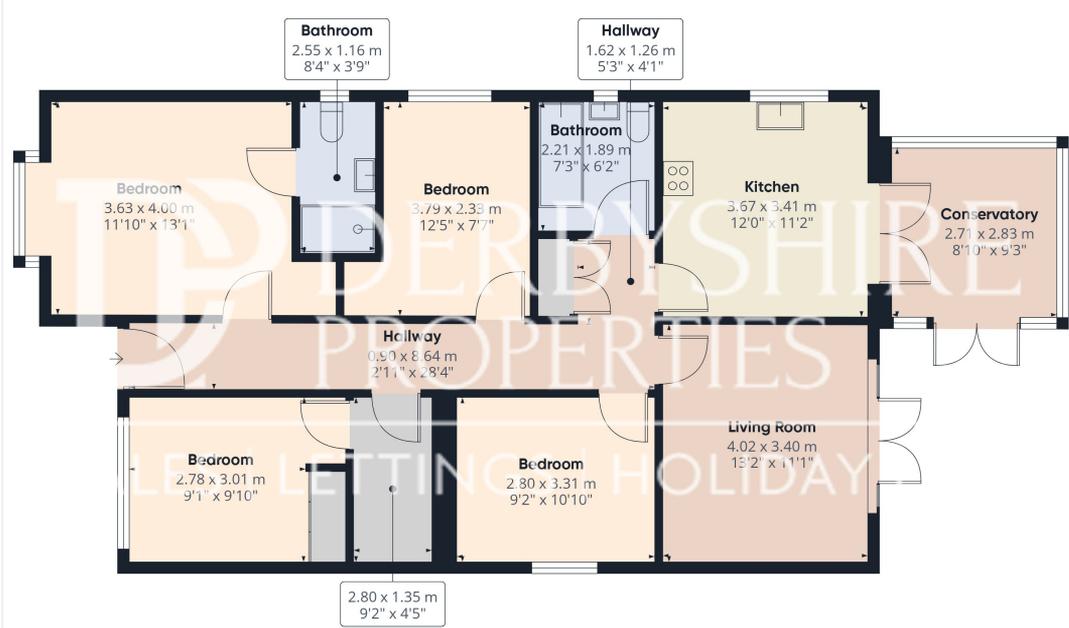
We understand that the property currently falls within council tax band B, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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 area¹⁾
101.6 m²
1095 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	82	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

