



£240,000

School Close, Stonebroom DE55 6LP

Bungalow | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Detached Bungalow
- Driveway Parking for Multiple Vehicles
- Village Location
- Ideal For Access to A38 & M1
- Cul De Sac position
- Viewing Recommended
- Front and Rear Gardens

## Property Description

Derbyshire Properties are pleased to present this detached bungalow in Stonebroom. The property is ideally located for access to Alfreton, Chesterfield and A38/M1 road links. Boasting enviable cul de sac position, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this detached bungalow in Stonebroom. The property is ideally located for access to Alfreton, Chesterfield and A38/M1 road links. Boasting enviable cul de sac position, we recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living and briefly comprises; Entrance Hall, Kitchen, Lounge/Dining Room, three Bedrooms and Bathroom.

Externally, the home offers driveway parking for up to six cars with detached garage for further storage. The home also benefits from front garden which is laid to lawn and features mature shrubbery allowing for a degree of privacy from the road. The rear enclosed garden features impressive patio area with lawned area and further paved section currently housing shed. The paved section houses the potential to extended to garage to a double garage subject to the necessary permissions.

### Entrance Hallway

Accessed via UPVC obscured door to side elevation with wood effect flooring, wall mounted night storage heater, fitted storage cupboard and doorways to;

### Kitchen

10' 8" x 7' 8" (3.25m x 2.34m) Featuring a range of oak base cupboards and eye level units with complimentary worktops over and stainless steel inset sink. Tiled splashback covers the workspace whilst wood effect flooring runs throughout. Fitted pantry cupboard features whilst double glazed window to side elevation completes the space.

### Lounge/Dining Area

MAXIMUM 21' 0" x 16' 4" (6.40m x 4.99m) With two double glazed windows to front elevation and carpeted flooring throughout. Additional wall mounted night storage heaters feature to the dining area and living area whilst fireplace on raised hearth set in decorative oak surround completes the space.

### Bedroom One

12' 10" x 9' 10" (3.91m x 3.00m) With double glazed window to rear elevation, wall mounted night storage heater and carpeted flooring.

### Bedroom Two

10' 10" x 9' 4" (3.30m x 2.84m) With double glazed window to rear elevation, wall mounted night storage heater and carpeted flooring.

### Bedroom Three

9' 9" x 7' 7" (2.97m x 2.31m) With double glazed window to side elevation, wall mounted night storage heater and carpeted flooring.

### Bathroom

7' 0" x 5' 4" (2.13m x 1.63m) A tiled three piece suite including; walk in shower, vanity handwash basin and low level WC. Wall mounted heated electric heated towel rail and obscured double glazed window to the side elevation complete the space.

## Outside

Externally, the home offers driveway parking for up to six cars with detached garage for further storage. The home also benefits from front garden which is laid to lawn and features mature shrubbery allowing for a degree of privacy from the road. The rear enclosed garden features impressive patio area with lawned area and further paved section currently housing shed. The paved section houses the potential to extended to garage to a double garage subject to the necessary permissions.

## 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.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 832355

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