



£220,000

James Street, Leabrooks DE55 1LY

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01773 832355

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Step Inside

Key Features

- Semi Detached Home
- Popular Residential Location
- Walking Distance To Local Amenities
- No Upward Chain
- Vacant Possession
- Ideal For Access to A38 & M1
- Perfect First Home

Property Description

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom semi detached home situated on popular residential in Leabrooks. Available to purchase with vacant possession and no upward chain, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom semi detached home situated on popular residential in Leabrooks. Available to purchase with vacant possession and no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Kitchen & Lounge to the ground floor, two Bedrooms and family Bathroom to the first floor whilst further Bedroom, Dressing Area and En Suite are situated to the second floor.

Externally, the home boasts driveway parking for two vehicles to the side elevation with EV charging point and access to garage via up and over door. There is separate door to rear of the garage which access garden. The rear garden is a landscaped space with large patio area for entertaining, lawn space and steps leading to further seating area. Mature shrubbery and timber fencing secure and complete the space making it ideal for those with pets and young children.

Entrance Hallway

Accessed via front elevation with wood effect flooring, wall mounted radiator and doorways to;

Downstairs WC

Kitchen

4.81m x 1.89m (15' 9" x 6' 2") Featuring a range of base cupboards and eye level units with wood effect worktops over and a range of fitted appliances including; Oven, grill, hob with accompanying extractor hood and stainless steel inset sink. There is also under counter plumbing for dishwasher. Tiled splashback covers the work surface whilst tiled flooring runs throughout. Wall mounted radiator and double glazed window to front elevation complete the space.

Lounge

4.43m x 3.92m (14' 6" x 12' 10") With double glazed French doors opening to rear patio, wood effect flooring and wall mounted radiator.

First Floor

Landing

Bedroom Two

3.89m x 3.74m (12' 9" x 12' 3") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

3.30m x 1.86m (10' 10" x 6' 1") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.03m x 1.86m (6' 8" x 6' 1") A tiled three piece suite comprising: panel bath with shower and glazed screen, pedestal wash hand basin, low level WC, complementary tiling to the walls, central heating radiator, ceiling spot lights and extractor fan.

Second Floor

Master Bedroom

3.93m x 3.64m (12' 11" x 11' 11") With two double glazed Velux windows to rear elevation, wall mounted radiator and carpeted flooring. Dressing area provides fitted storage and access to En Suite.

En-Suite

2.80m x 2.19m (9' 2" x 7' 2") With white three piece suite comprising: double shower enclosure, pedestal wash hand basin, low level WC, complementary tiling to the walls, central heating radiator, ceiling spot lights, extractor fan and double glazed window.

Outside

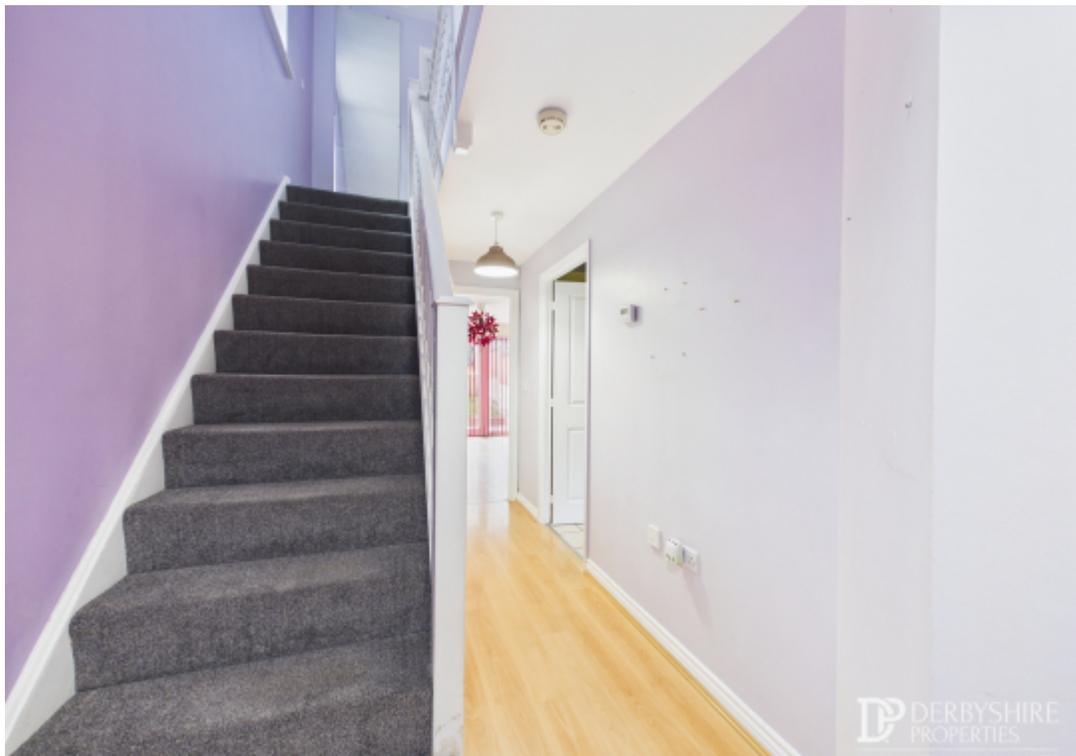
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Council Tax

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





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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