



£205,000

Carlyle Road, Stonebroom DE55 6HX

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Home
- Three Bedrooms
- Driveway Parking For Multiple Vehicles
- Ideal For Access to A38 & M1
- Private Rear Garden
- Perfect First Home

## Property Description

Derbyshire Properties are pleased to present this three bedroom semi detached home to the market. Offered for sale with vacant possession and no upward chain, the property makes the ideal first home. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this three bedroom semi detached home to the market. Offered for sale with vacant possession and no upward chain, the property makes the ideal first home. We recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Lounge, Dining Kitchen & WC to the ground floor with three Bedrooms and the family Bathroom situated to the first floor.

Externally, the home benefits from driveway parking for several vehicles to the rear elevation with private rear garden formed of grass and sizeable entertaining patio combining to create the ideal area to host or relax. The space is secured by a combination of timber fencing and brick walls making it ideal for those with pets and young children.

### Entrance Hallway

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

### Lounge

4.82m x 3.03m (15' 10" x 9' 11") With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Double glazed French doors with twin panels creates wonderful dual aspect and allows for a wealth of light.

### Kitchen

4.81m x 3.20m (15' 9" x 10' 6") A stylish dining kitchen with double glazed windows to front and side elevation, wall mounted radiator and wood effect flooring. The kitchen itself benefits from a range of base cupboards and eye level units with complimentary worktops over including inset sink, integrated oven and hob with accompanying extractor hood.

### WC

### First Floor

### Landing

With access to all three bedrooms and the family bathroom, this carpeted space also benefits from loft hatch access.

### Bedroom One

3.99m x 3.10m (13' 1" x 10' 2") With double glazed window to front & side elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe provides valuable

storage capacity.

#### Bedroom Two

3.20m x 2.80m (10' 6" x 9' 2") With double glazed window to front & side elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

2.97m x 2.08m (9' 9" x 6' 10") With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

1.90m x 1.85m (6' 3" x 6' 1") A tiled three piece suite including; Bath with shower screen and attachment, pedestal handwash basin & low level WC. Mini wall mounted radiator, obscured window and wall fitted extractor unit completes the space.

#### Outside

Externally, the home benefits from driveway parking for several vehicles to the rear elevation with private rear garden formed of grass and sizeable entertaining patio combining to create the ideal area to host or relax. The space is secured by a combination of timber fencing and brick walls making it ideal for those with pets and young children.

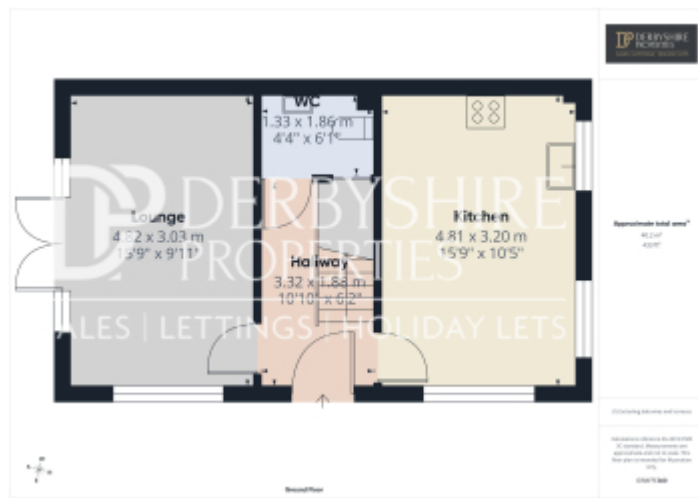
#### Council Tax

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.

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+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

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