



Carlyle Road  
Stonebroom Alfreton



## Property Description

Situated on the outskirts of the town centre in a popular location is this modern semi-detached home of which viewing is recommended. The accommodation has entrance hall with stairs off to first floor and cloakroom with two piece suite. The lounge has double glazed french doors overlooking the rear elevation providing natural lighting into the room. Kitchen with integrated oven and hob and overlooking the front elevation. To the first floor are two bedrooms and study/dressing room. The bathroom has three piece suite comprising of low flush W/C, wash hand basin and panel bath with shower over. Externally the front of the property is open plan, to the side is a driveway providing vehicle standing space. To the rear the garden is laid to lawn with patio area. The property has double glazed windows and a gas heating system. This property was formally a two bedroom property, the current vendors have partitioned a bedroom.

## Ground Floor

### Reception Hall

Having stairs off to first floor accommodation and access to;

### Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Complementary tiled splashbacks, radiator and xpelair.

## Kitchen

Fitted with a range of wall and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four ring stainless steel gas hob with electric oven and stainless steel extractor hood over. Standing space for fridge freezer, plumbing for the automatic washing machine and cupboard housing the wall mounted gas heating boiler. Complementary tiled splashbacks and floor and double glazed window to the front.

## Lounge

Having double glazed french style door to the rear elevation with side panels providing natural lighting into the room. Further double glazed window to the side, three radiators and an under stairs storage cupboard provides storage space.

## First Floor

### Landing

Access to the available roof space and an over stairs cupboard provides storage.

### Bedroom One

Two double glazed windows to the front, radiator and laminate floor.

### Bedroom Two

Double glazed windows to the rear, radiator and laminate floor.

## Study/Dressing Room

( Previously part of Bedroom two ) Double glazed window to the rear and laminate flooring.

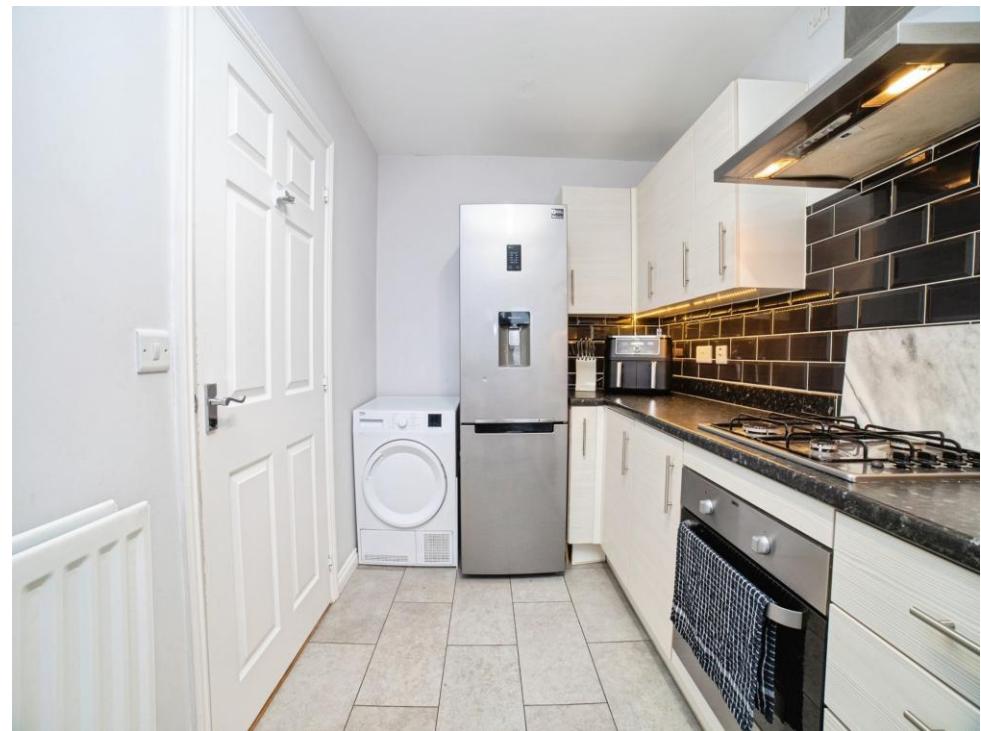
## Bathroom

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low flush W/C. Complementary half tiled splashbacks, heated towel rail and double glazed window to the side.

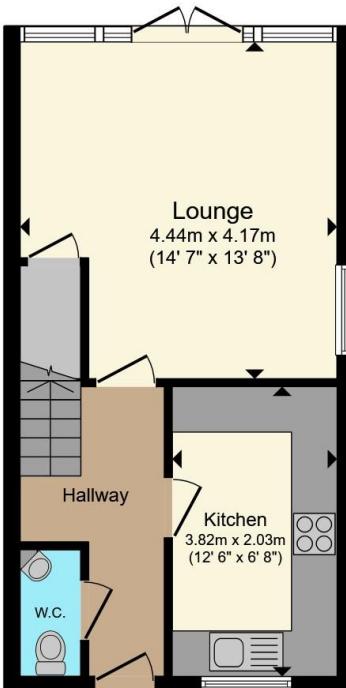
## Outside

Externally the front of the property is open plan with paved path to the front entrance. The side driveway provides vehicle standing space and in turn leads to the rear garden. Here the garden area is laid to lawn with fence surround and paved patio.

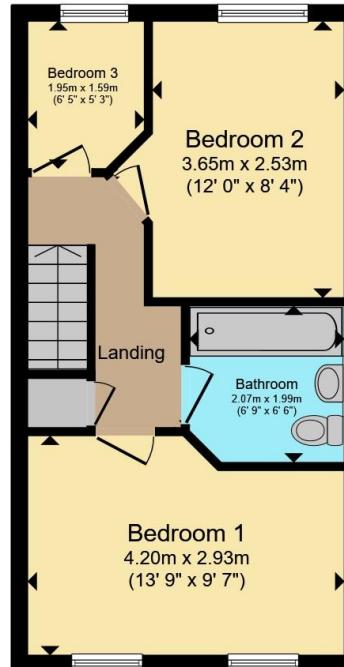








**Ground Floor**



**First Floor**

Total floor area 69.7 m<sup>2</sup> (750 sq.ft.) approx

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Tenure: Freehold



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