



ST. THOMAS'S CLOSE | TIBSHELF | ALFRETON | DE55 5PD

BuckleyBrown
ESTATE AGENTS

A GREAT INVESTMENT!!... This two-bedroom semi-detached family home is a true gem and we can't wait to show you around. Boasting a spacious interior and its own private garden, this property has huge potential. You simply must view for yourself! Let's take a peek inside..

Starting with the lounge area, this is the perfect space to relax and put your feet up, whilst providing ample space for entertaining family. Moving through to the kitchen offers an extensive range of units and appliances, making it simple to show off your culinary skills. Along with space for a quaint dining room table, just next door leads to the utility room, which is a useful space for storage, with the bonus of a back door leading onto the garden. The ground floor also comprises an under-stair storage cupboard for added convenience.

The first floor hosts two excellent sized bedrooms, all of which have been well-kept. You'll even find cupboard spaces in both bedrooms for handy storage. The family bathroom can be found just off the landing and complete with a three-piece suite with a shower over the bath.

The garden is well presented with a generous and private lawn area, including a patio seating area. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a generous private driveway allowing space for ample off-road parking. This property could easily be developed into a beautiful modern family home. Call today to book a viewing!





Hall

With access to;

Living Room 10'4" x 17'10"

With windows to front and rear elevation.

Kitchen 9'1" x 17'10"

Including cabinets and units with work surface over, with an integrated oven and space for other appliances. With window to front and rear elevation.

Utility 3'1" x 6'11"

With back door access onto the garden.

Landing

With access to;

Bedroom One 9'3" x 18'0"

With window to front and rear elevation.

Bedroom Two 10'3" x 11'11"

With window to front elevation.

Bathroom 5'4" x 5'8"

Including a panel bath and hand wash basin. With window to rear elevation.

WC

A separate WC with window to rear elevation.

Outside

With a well-maintained lawn and patio area to the rear. The front provides a driveway with parking for 3 cars.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk



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