



SPRING MEADOW | TIBSHELF | ALFRETON | DE55 5QU

BuckleyBrown
ESTATE AGENTS

A MODERN FAMILY HOME!!...This two-bedroom link-detached home is a true gem and we can't wait to show you around. Boasting a modern and well-presented interior with its own private garden, you simply must view this one for yourself! Let's take a peek inside..

Starting with the fabulous kitchen, which offers an extensive range of modern units and appliances with stunning laminate flooring, the layout makes it easy to show off your culinary skills. Through to the lounge, which provides the perfect space to relax and put your feet up, not to mention the fabulous French doors leading onto the garden. The ground floor is complete with a WC for added convenience.

The first floor hosts two excellent bedrooms, all with neutral decor for versatility to add your own stamp to. The family bathroom can be found just off the landing and complete with a beautifully modernised three-piece suite with a shower over the bath. As you can see, a lot of time and effort has been put into making his house a home. This property really is a credit to its owners!

The garden is well presented with a private lawn area and decking, perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property hosts a private driveway for off-road parking. Call today to book a viewing!





Hall

With access to;

Kitchen 9'10" x 12'0"

Including a modern range of cabinets with work surface over with space for appliances. With window to front elevation.

Living Room 13'0" x 11'10"

With french doors to rear elevation.

WC

Including a low flush WC and hand wash basin.

Landing

With access to;

Bedroom One 13'0" x 8'7"

With window to rear elevation.

Bedroom Two 8'4" x 13'1"

With window to front elevation.

Bathroom 6'3" x 6'6"

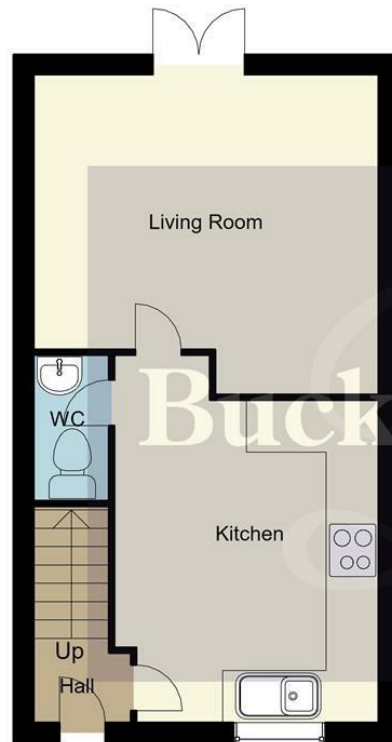
Including a three-piece suite.

Outside

With a lawn area and decking to the rear. Including off-road parking to the front.



Ground Floor
32 Sq.mt / 344.44 Sq.ft
Approx



First Floor
31 Sq.mt / 333.68 Sq.ft
Approx



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.
CC Ltd ©2018

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			98
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SPRING MEADOW
TIBSHELF
ALFRETON
DE55 5QU



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

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.

BuckleyBrown
ESTATE AGENTS