



Guide Price £290,000 Freehold

5 BROADACRE WAY | TIBSHELF | ALFRETON | DE55 5RB

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE **£290,000-£300,000**

Welcome to Your Next Family Home!!...

Tucked away in the peaceful village of Tibshelf, this beautifully presented four-bedroom detached home offers the perfect blend of comfort, space, and modern living. Set in a quiet residential area, this property is ideal for families or anyone seeking a well-appointed home in a tranquil setting.

Step inside to a welcoming hallway that leads to a spacious lounge, finished with stylish laminate flooring and bathed in natural light thanks to elegant French doors that open onto the rear garden. The heart of the home is the contemporary kitchen/diner, complete with high-gloss cabinetry, quality integrated appliances, and generous work surfaces. There's plenty of room here for a dining table, making it the perfect spot for everyday meals or entertaining guests.

A versatile additional room to the front, currently used as a home office, offers flexibility to suit your lifestyle—whether as a workspace, playroom, or snug. A handy downstairs WC and useful under-stairs storage add convenience to this well-thought-out ground floor layout.

Upstairs, you'll find four well-sized bedrooms, including a generous master bedroom featuring its own private en-suite. The remaining bedrooms offer ample space for family, guests, or hobbies. A modern family bathroom, fitted with a contemporary suite, completes the first floor.

Outside, the rear garden offers a great space to unwind or entertain, with a patio area ideal for summer BBQs and a well-maintained lawn for children to enjoy. To the front, a tidy lawn and decorative planting create kerb appeal, while a private driveway provides off-street parking.

This lovely home combines practical living with stylish touches, all in a desirable village location. Don't miss your chance to make it yours—viewing is highly recommended!

Call today to arrange a viewing.





Entrance Hallway

Allowing access to;

Dining Room 15'1" x 9'2"

Spacious in size as the current owners converted the integral garage, this room is the perfect room for the family to come together, comprising of laminate flooring, central heating radiator and a window to the elevation.

Office 8'9" x 8'3"

A versatile room currently being utilised as a home office comprises of laminate flooring, central heating radiator, access to an under stairs storage cupboard and a window to the front elevation.

WC

Well-appointed and modern downstairs

washroom, comprises of a low level flush WC, a pedestal sink with tiled splashback, laminate flooring and a central heating radiator.

Living Room 15'7" x 11'4"

Complete with laminate flooring, central heating radiator and french doors to the rear elevation opening up onto the garden.

Kitchen/Diner 13'9" x 9'7"

Complete with a modern range of high gloss cabinetry and units with work surfaces above. You will also find all of your essential integrated appliances, Complete with a window to side elevation and an external door to the rear elevation. There is space here for a dining room table and chairs.



Landing

With access to;

Bedroom One 13'11" x 11'3"

Complete with carpeted flooring and central heating radiator.

Ensuite

Complete with a shower cubicle, hand wash basin and low flush WC.

Bedroom Two 13'7" x 8'7"

Complete with carpeted flooring and central heating radiator.

Bedroom Three 11'6" x 8'9"

Complete with carpeted flooring and central heating radiator.

Bedroom Four 11'0" x 6'10"

Complete with carpeted flooring and central heating radiator.

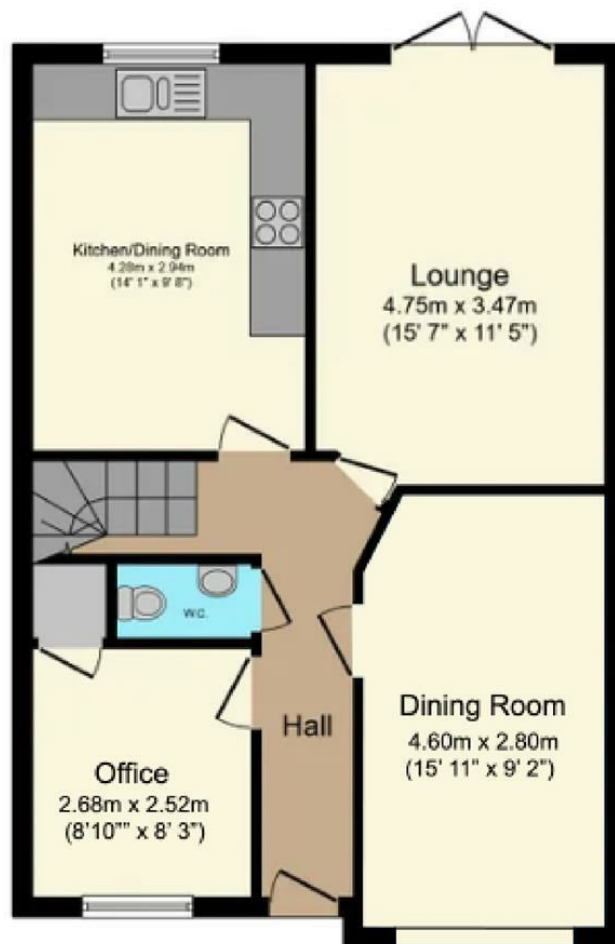
Bathroom 7'6" x 6'3"

Complete with a panel bath, hand wash basin and low flush WC.

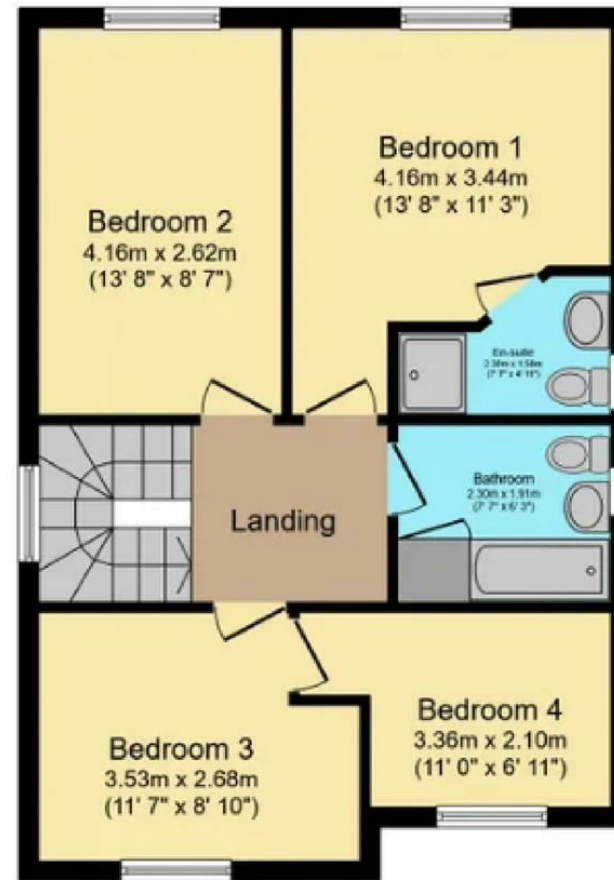
Outside

The rear garden boasts a lovely lawn and patio seating area. The front hosts a well maintained lawn, decorative plants and a driveway for off street parking.





Ground Floor



First Floor

Total floor area 109.5 sq.m. (1,179 sq.ft.) approx

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		
(39-54) E		
(21-38) F		94
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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