



**Hawthorne Avenue, Tibshelf Alfreton DE55 5NN**



**welcome to**

**Hawthorne Avenue, Tibshelf Alfreton**

Found in the popular residential location of Tibshelf is this beautifully presented Three Bedroom Semi Detached Family Home. Offering accommodation over three floors, with the attic room and the previously converted garage to a lovely open plan kitchen/living space, early viewing is essential.



### **Entrance Hallway**

A front facing composite door opens to this entrance hallway, whilst stairs rise to the first floor accommodation, this hallway further features a built in storage cupboard, a side facing PVCu double glazed window and wood effect laminate flooring.

### **Lounge**

12' 5" x 12' 1" ( 3.78m x 3.68m )

This well appointed lounge found to the front of the home offers a PVCu double glazed bay window. Whilst it is completed with a central heating radiator.

### **Lounge Two**

10' 1" x 10' 6" ( 3.07m x 3.20m )

This second lounge found to the rear of the home offers further living space with a rear facing PVCu double glazed window and a central heating radiator.

### **Cloakroom**

This cloakroom is a great addition to any home offering a low flush w.c and a vanity hand wash basin with storage under. Whilst offering a rear facing PVCu double glazed obscure window and wood effect laminate flooring.

### **Open Plan Kitchen /Living Area**

36' 5" x 11' 2" ( 11.10m x 3.40m )

This kitchen / living area is truly the hub of the home, offering a range of wall, base and drawer shaker units with complementary work surfaces a 1 1/2 sink and drainer with mixer tap. Whilst two electric oven can be found to the units, and induction hob is further offered. Whilst space for a double American-Style fridge freezer is featured to this kitchen, an integrated automatic washing machine and dishwasher is offered to the units. Splash back tiling can be found to this kitchen with a side facing PVCu double glazed window. Whilst it is finished with wood effect laminate flooring, this extends to the dining area to the front of the room, offering front facing PVCu double glazed French Patio doors offering an abundance of natural light. The living area to this room can be found to the rear, with

PVCu double glazed French Patio Doors, allowing the doors to open up and offer the perfect space for entertaining. Completing this Kitchen / Living area is spotlights to the ceiling, central heating radiators, a side facing PVCu double glazed door and two side facing PVCu double glazed windows.

### **Landing**

Stairs rise from the entrance hallway to this first floor landing, offering access to the bedrooms.

### **Bedroom One**

12' x 10' 11" ( 3.66m x 3.33m )

This master bedroom found to the front of the home offers a PVCu double glazed window and a central heating radiator. Whilst stairs rise to the attic space.

### **Attic Room**

11' 1" x 8' 6" ( 3.38m x 2.59m )

This attic room accessed from the master bedroom offers two rear facing VELUX style double glazed windows and a side facing PVCu double glazed window. Acting as a perfect addition to the master bedroom with built in cupboards to one wall, this room could easily be adapted to a dressing room or office space.

### **Bedroom Two**

10' 11" x 9' 11" ( 3.33m x 3.02m )

This second double bedroom found to the rear of the home offers a PVCu double glazed window and a central heating radiator.

### **Bedroom Three**

7' 2" x 6' 11" ( 2.18m x 2.11m )

Completing the bedrooms and found to the front of the home is this third bedroom. Offering a PVCu double glazed window and a central heating radiator.

### **Bathroom**

This bathroom offers a three piece suite comprising of a low flush w.c and a vanity hand wash basin with storage under. Completing the suite is a p shaped bath with a mains shower over. Whilst this bathroom is finished with floor to ceiling tiling, it is completed

with a rear and side facing PVCu double glazed windows.

### **Outside & Exterior**

This property found on Hawthorne Avenue offers a driveway with parking for two vehicles, whilst steps lead to the front of the home, it is completed with pebbled borders.

The gardens to the rear of the home open from the kitchen, offering a paved patio perfect for an outdoor seating area with raised planted borders. Whilst the gardens extend to a substantial lawn area with hedge borders, it is completed with a summer house to the end of the gardens. Offering the perfect outdoor space for entertaining.

### **Summer House**

This fully insulated summer house found to the bottom of the garden offers the perfect quiet escape, whilst it is finished power and lighting.



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## Hawthorne Avenue, Tibshelf Alfreton

- **\*\*GUIDE PRICE £270,000 - £280,000\*\***
- Three Bedroom Semi Detached Family Home
- Two Lounges, Cloakroom and Open Plan Living and Kitchen
- Master Bedroom with Stairs to the Attic Room, Two Further Bedrooms and Bathroom
- Driveway with Parking for Two Vehicles

Tenure: Freehold EPC Rating: D

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSF104070 - 0004

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