



**Babbington Street, Tibshelf Alferton DE55 5QD**

**welcome to**

**Babbington Street, Tibshelf Alferton**

This three-bedroom town house in Tibshelf offers comfortable and practical living. It features a well-equipped kitchen, a spacious lounge with French patio doors, and a private rear garden and parking. Ideal for those seeking a versatile home in a convenient location.



### Lounge

11' 2" x 16' 1" (3.40m x 4.90m)

This spacious first-floor lounge offers a bright and inviting atmosphere, enhanced by large French doors that open to the rear, bringing in plenty of natural light. The layout provides a comfortable space.

### Kitchen

16' 1" x 10' 10" max (4.90m x 3.30m max)

This well-appointed kitchen features vinyl flooring, offering durability and easy maintenance. French patio doors allow plenty of natural light into the space. The kitchen is equipped with an integrated hob, oven, and extractor and ample cupboard storage ensures practicality, keeping the space tidy and functional.

### Study Room

7' x 8' 3" (2.13m x 2.51m)

This study room features carpet flooring, creating a comfortable space ideal for work or reading.

### Utility Room

8' 3" x 5' 4" (2.51m x 1.63m)

This utility room features durable vinyl flooring, providing easy maintenance and a practical space for household tasks.

### Stairs And Landing

The stairs and landing feature soft carpet flooring, providing a comfortable and welcoming transition between spaces in the home.

### Master Bedroom

14' 1" into recess x 17' max (4.29m into recess x 5.18m max)

The rear-facing master bedroom features soft carpet flooring for a cozy feel. It includes an en-suite bathroom with a walk-in shower, toilet, and sink, fully tiled for a sleek and modern finish.

### Bedroom Two

8' 9" x 10' 6" (2.67m x 3.20m)

This front-facing bedroom features soft carpet flooring, creating a cozy and comfortable space.

### Bedroom Three

7' 1" x 6' 7" (2.16m x 2.01m)

This front-facing bedroom offers a cozy and comfortable atmosphere, enhanced by soft carpet flooring for warmth and style.

### Bathroom

This part tiled bathroom features a walk-in shower, a bath, a toilet, and a sink, offering a modern and functional space for relaxation and convenience.

### Outside Exterior

The exterior of the property offers a practical and inviting outdoor space. The rear garden features a patio and artificial grass, providing a low-maintenance area. An additional outbuilding with power and a log burner adds versatility. At the front, there is convenient parking with a dropped kerb.



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## **Babbington Street, Tibshelf Alfreton**

- Council Tax Band C.
- Three Bedroom Townhouse.
- Lounge with French Patio Doors.
- Kitchen with Integrated Appliances.
- Master Bedroom with En-Suite.

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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