

Chesterfield Road, Tibshelf, Alfreton, Derbyshire DE55 5NL

3 2 1 EPC TBC

Asking Price £375,000

PINEWOOD



**Chesterfield Road
Tibshelf
Alfreton
Derbyshire
DE55 5NL**



Asking Price £375,000

**3 bedrooms
2 bathrooms
1 reception**

- Located in a Semi Rural Village with Approx. 0.28 Of An Acre
 - Workshops/Outbuildings to Rear
 - 18'3 Lounge with Log Burner
 - Three Double Bedrooms
 - 14'11 Dining Kitchen with Log Burner
 - Extensive Gardens, Patio & Pond
- Detached Garage and Driveway Parking For Several Cars
- Gas Central Heating - uPVC Double Glazing - Council Tax Band C
 - Easy Access to M1 Motorway
 - Outline Planning for Two Detached Dwellings



SUPERB DEVELOPMENT OPPORTUNITY- COTTAGE WITH OUTLINE PLANNING** Outline planning application for the erection of two detached dwellings with associated parking & garden spaces and the provision of off-street parking**

Pinewood Properties are delighted to offer this lovely stone fronted spacious three double bed roomed end terraced cottage enjoying a highly regarded semi rural location set in approx. 0.28 of an acre. Being situated close by to local village amenities, well regarded schools, useful transport links and easy access to the M1 motorway, makes this property all the more attractive!

The accommodation downstairs comprises an entrance hall, 18'2 lounge with log burner and beams and an oak fitted dining kitchen with log burner. Upstairs has three double bedrooms, en-suite shower room to bedroom one and modern bathroom with white suite. To the front is a gated limestone chipped driveway providing car standing for several cars and a detached garage, feature paved patio area, two brick built outbuildings and large outbuilding sectioned into four rooms ideally suited for a wide range of uses. Mature gardens are mainly lawned with soft fruit area and feature a Koi carp pond. uPVC Double Glazing and Gas Central Heating.

More information can be found on Bolsover District Council Website: Planning number 22/00117/OUT

****PLEASE CALL PINEWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK YOUR VIEWING!****

ENTRANCE HALL, STAIRS AND LANDING

LOUNGE

18'2" x 14'6" (5.56 x 4.42)

KITCHEN DINER

15'5" x 12'3" (4.71 x 3.75)

BATHROOM

7'3" x 5'8" (2.23 x 1.73)

BEDROOM ONE

11'11" x 11'8" (3.64 x 3.56)

ENSUITE TO BEDROOM ONE

7'6" x 2'7" (2.31 x 0.79)

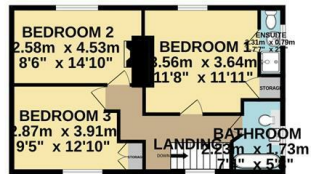
BEDROOM TWO

14'10" x 8'5" (4.53 x 2.58)

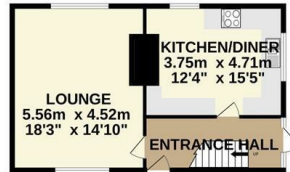
BEDROOM THREE

12'9" x 9'4" (3.91 x 2.87)

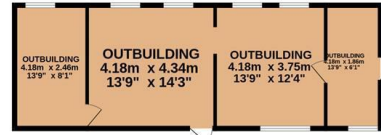




1ST FLOOR
50.0 sq.m. (538 sq.ft.) approx.



GROUND FLOOR
50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA: 100.0 sq.m. (1076 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DETACHED SINGLE GARAGE

18'1" x 11'5" (5.52 x 3.50)

Detached concrete block garage with wooden doors, lighting and power.

LARGE OUTBUILDINGS

40'8" x 13'8" (12.41 x 4.18)

Large outbuilding/store made up of four rooms.

OUTSIDE

To the side is a gated limestone chipping drive for several cars, concrete block detached garage, koi carp pond, two outbuildings and a large outbuilding/workshop. With mature fruit trees, shrubs and flowers and extensive lawn.

GENERAL INFORMATION

TENURE: FREEHOLD

ENERGY PERFORMANCE RATING: D

TOTAL FLOOR AREA: 1074.00 SQ FT / 99.80 SQ M

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING AND 2 X LOG BURNERS

COUNCIL TAX BAND C

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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