



Back Lane, Tibshelf, Alfreton, Derbyshire DE55 5LN

4 2 3 EPC D

£350,000

PINEWOOD



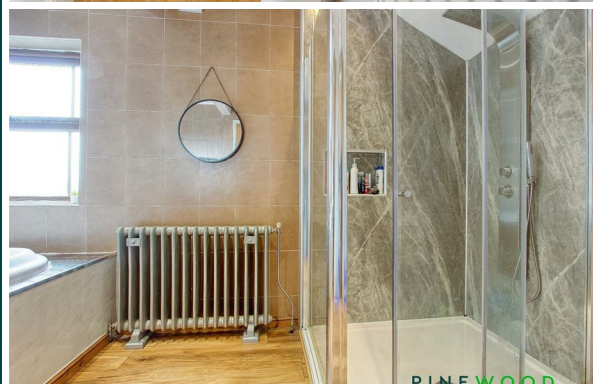
Back Lane Tibshelf Alfreton Derbyshire DE55 5LN



£350,000

4 bedrooms
2 bathrooms
3 receptions

- FOUR DOUBLE BEDROOMS - ONE WITH BUILT IN STORAGE CUPBOARD
 - NEW GREY CARPETS THROUGHOUT
 - FULLY BOARDED ATTIC THE FULL LENGTH OF THE HOUSE
- ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM - LOVELY FAR REACHING VIEWS
 - DRIVEWAY FOR UP TO THREE CARS
- SOUTH WEST FACING GENEROUS TIERED LANDSCAPED GARDEN WITH FOUR SHEDS
- UTILITY ROOM WITH PANTRY/STORE AND SPACE/PLUMBING FOR TUMBLE DRYER AND WASHING MACHINE - GROUND FLOOR W.C/CLOAKROOM
 - THREE RECEPTION ROOMS - LOUNGE WITH NEW MEDIA WALL
 - ELEGANT KITCHEN WITH ISLAND BREAKFAST BAR, RANGE OVEN AND INTEGRATED DISHWASHER
 - FAMILY BATHROOM WITH OVAL BATH AND DOUBLE SHOWER CUBICLE





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Welcome to this charming individual four double bed detached family house located on Back Lane in the picturesque semi rural village of Tibshelf, Alfreton, Derbyshire.

Upon entering, you are greeted by a porch area perfect for coat and shoe storage, a spacious versatile reception room perfect for entertaining guests or simply relaxing with your family, stunning breakfast kitchen with integrated appliances and open plan to the dining room, utility room with large pantry/store, ground floor w.c and another reception room, currently used as a lounge with a fantastic newly built media wall and multi fuel burner.

On the first floor the property boasts four lovely double bedrooms, offering ample space for a growing family or for those who enjoy having a home office or guest rooms. With two bathrooms, mornings will be a breeze in this household, ensuring no queues for the shower! The property, built in 1900, exudes character and history, providing a unique charm that is hard to find in modern homes. To the rear is a fantastic fully enclosed south west facing family sized garden with spacious patio area and level lawn with decking and sheds.

Spanning across 1,678 sq ft, there is plenty of room for all your needs and desires. The house also features driveway parking for up to three vehicles, a rare find in this quaint village setting.

Whether you are looking for a peaceful retreat from the hustle and bustle of modern life or a place to raise a family, this property offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this house your home in the heart of Derbyshire. uPVC Double Glazing and Gas Central Heating.

****VIDEO TOUR -TAKE A LOOK AROUND****

****PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

PORCH

7'8" x 6'5" (2.36 x 1.98)

The property is entered through the composite door into the porch, being a useful storage area for coats and shoes, with tiled flooring, painted decor, access into the sitting room.

SITTING ROOM - MULTI USE ROOM

15'8" x 12'1" (4.78 x 3.70)

This versatile room has a uPVC window to the front elevation, staircase leading to the first floor, with a decorative tiled flooring, painted decor, radiator, multi fuel burner, built in storage cupboard and there is a door leading into the breakfast kitchen.

BREAKFAST KITCHEN

12'11" x 12'1" (3.94 x 3.70)

The stunning kitchen comes complete with a great range of grey soft close shaker style drawers, base and wall units with a complementary butchers block style work surface and tiled surrounds incorporating a Belfast sink with chrome mixer tap. With an Integrated dishwasher, extractor and space for a range cooker, There is an island with built-in breakfast bar allowing for ample dining space, a uPVC window to the side elevation, radiator, painted decor, wooden laminate flooring, opening leading to the dining room

DINING ROOM

13'0" x 12'1" (3.97 x 3.70)

The dining area is open plan to the kitchen with with an original fireplace, uPVC window to the rear elevation, radiator, painted decor and wooden laminate flooring.

LOUNGE

15'6" x 12'1" (4.73 x 3.70)

The separate lounge has a newly built media wall, with multi fuel burner and uPVC window to the front elevation, carpet, radiator and painted decor.

GROUND FLOOR W.C/CLOAKROOM

8'11" x 3'3" (2.72 x 1.00)

The ground floor w.c/cloakroom includes a low flush WC, pedestal wash hand basin with chrome mixer tap, radiator, painted decor, wooden laminate flooring and a uPVC frosted window to the side elevation.

UTILITY ROOM

11'11" x 9'0" (3.65 x 2.75)

The utility room has a shaker style base units with a matching tall pantry/store cupboard, contrasting laminate worktop with brick tiled surrounds incorporating an inset ceramic sink with brushed stainless mixer tap, with mixer tap, space/plumbing for a washing machine and a tumble dryer also space for a tall fridge freezer, uPVC window to the side elevation, uPVC double doors leading outside, radiator, painted decor and wooden laminate flooring.

BATHROOM

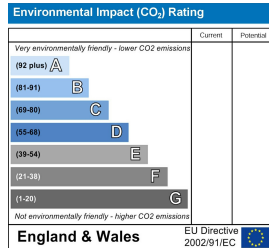
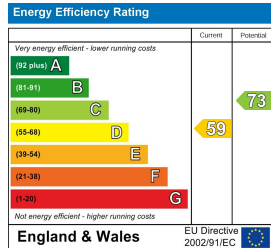
15'5" x 9'1" (4.71 x 2.78)

The family bathroom has fully tiled walls and is complete with oval bath set into a surround with brushed stainless mixer tap. low flush WC, pedestal wash hand basin with mixer tap and a double shower cubicle, with a cupboard for additional storage, wood laminate flooring, wall mounted chrome towel radiator and additional vintage style radiator, inset spotlights and uPVC frosted window.



TOTAL FLOOR AREA: 155.9 sq.m. (1678 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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Clay Cross branch
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Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



BEDROOM ONE
10'11" x 9'1" (3.35 x 2.77)

This is a double bedroom to the rear aspect with lovely far reaching views, carpet, painted decor, radiator and uPVC window, giving access to the ensuite.

ENSUITE

5'9" x 5'8" (1.76 x 1.75)

The ensuite has a shower cubicle, low flush w.c and a pedestal hand basin with chrome mixer tap, radiator, wooden laminate flooring and uPVC frosted window.

BEDROOM TWO

12'9" x 12'2" (3.90 x 3.73)

This is a double bedroom to the rear aspect with carpet, painted decor with a feature panelled wall, recently fitted media wall, radiator and uPVC window.

BEDROOM THREE

12'1" x 12'1" (3.70 x 3.70)

This is a double bedroom to the front aspect with carpet, painted decor, radiator and uPVC window.

BEDROOM FOUR

12'1" x 9'1" (3.70 x 2.78)

This is a double bedroom to the front elevation with a uPVC window, cupboard for additional storage, carpet, radiator and painted decor.

ATTIC SPACE

Fully boarded, two velux windows, currently used as a storage area with opportunity to convert subject to relevant planning consent.

OUTSIDE

To the front is a driveway allowing for driveway parking for up to three cars. There is a generous family sized rear south west facing garden which features a spacious paved patio seating area with steps leading down to a level lawn with fenced surround, featuring decorative stone areas and there are two sheds for additional storage.

GENERAL INFORMATION

Gas Central Heating - Combi Boiler

Freehold

EPC Rating - D

uPVC Double Glazing - New front windows fitted 2022

Council Tax Band - C

Total Floor Area - 1678.00 sq ft / 155.9 sq m

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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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