



Staffa Drive, Tibshelf, Alfreton, Derbyshire DE55 5PJ

2 1 1 EPC C

£180,000

PINEWOOD





**Staffa Drive  
Tibshelf  
Alfreton  
Derbyshire  
DE55 5PJ**

**£180,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- Two Generous Bedrooms With Space for Wardrobes
- Popular Residential Estate in a Sought After Village Location
- Gas Central Heating - uPVC Double Glazing - Council Tax Band A
  - Rear Enclosed South Facing Landscaped Garden
- Driveway Parking for Two Cars to the Front of the Property
  - Modern Wet Room
  - Upgraded Kitchen, Flooring, Decor, Windows
- Moments from the Local Amenities and is Within Easy Access to the A38 and M1 (junction 28)
  - Close to Five Pits Trail For Walks
  - Lounge Diner





Exciting Investment Opportunity, First Time Buyers or Those Looking To Downsize!

Situated in a popular residential estate in this sought after village location, this semi-detached bungalow offers an excellent opportunity for first time buyers, investors seeking a lucrative rental prospect, or those looking for a little less space!

Ideally located moments from local village amenities and within easy reach of the A38 and M1 (Junction 28), the property also enjoys proximity to the picturesque Five Pits Trail, perfect for countryside walks.

The property has been upgraded throughout, the accommodation comprises: an entrance hallway, a spacious lounge, a modernised kitchen, an inner hallway leading to two generous bedrooms, and a stylish wet room. Additional benefits include gas central heating, uPVC double glazing, and Council Tax Band A.

Externally, the property boasts a generous landscaped south facing enclosed rear garden, with astro turf and block paved patio and driveway parking for two cars to the front.

With fantastic potential early viewing is highly recommended!

#### ENTRANCE HALL

Welcoming and practical, the entrance hall features a uPVC door, glazed panels, a radiator, and a built-in cupboard for storage. The space is finished with laminate flooring and painted décor, with loft access for additional storage potential.

#### KITCHEN

10'9" x 6'11" (3.28 x 2.11)

A well-equipped and modern kitchen featuring cream gloss drawers, cupboards, and base units, complemented by laminated worktops. The space includes a four-ring gas hob, oven, extractor fan, and space/plumbing for a washing machine. There's additional room for either a tumble dryer or dishwasher, as well as space for a tall fridge freezer.

Two uPVC windows allow natural light to fill the space, while a radiator and stylish laminate flooring complete the room.

#### LOUNGE DINER

17'7" x 10'2" (5.38 x 3.11)

A bright and open space, perfect for relaxation or entertaining. This versatile lounge diner benefits from laminate flooring, painted décor, a uPVC window, and a radiator, creating a warm and inviting environment.

#### BEDROOM ONE

9'7" x 8'11" (2.94 x 2.72)

A spacious double bedroom positioned at the rear of the home, featuring a carpet, a uPVC window, and a radiator, creating a comfortable and peaceful retreat.

#### BEDROOM TWO

12'5" x 7'4" (3.80 x 2.26)

A well-sized second bedroom with carpet flooring, a radiator, and a uPVC window, finished in a neutral painted décor, ready for you to add your personal touch.

#### WET ROOM

6'9" x 5'5" (2.07 x 1.67)

Designed for practicality and style, the fully tiled wet room includes a pedestal hand basin with a chrome mixer tap, a low-flush WC, a shaver socket, and a radiator. A uPVC glazed window provides ventilation and privacy.

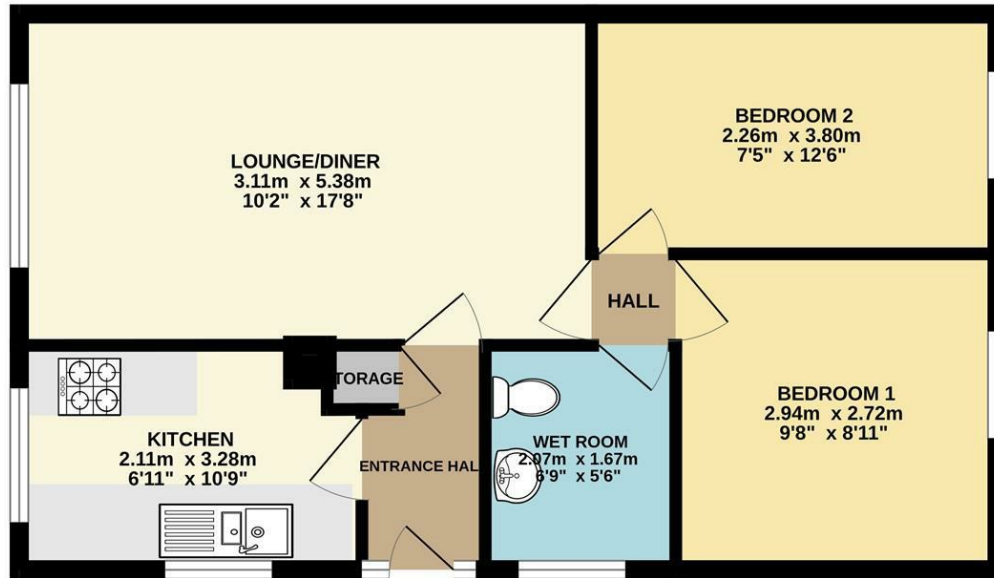
#### EXTERNAL

The front of the property boasts a block-paved driveway with space for two cars, offering ample off-road parking. Gated side access leads to the enclosed south facing landscaped rear garden, featuring an astro turf lawn, block paved patio area, two water butts and well-established borders, making it a perfect outdoor space for relaxing or entertaining.



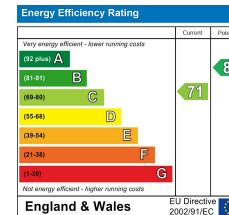


GROUND FLOOR  
47.9 sq.m. (515 sq.ft.) approx.



TOTAL FLOOR AREA : 47.9 sq.m. (515 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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GENERAL INFORMATION

TOTAL FLOOR AREA: 515.00 SQ FT / 47.9 SQ M

TENURE: FREEHOLD

COUNCIL TAX BAND A

EPC RATED C

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

LOFT - PARTIALLY BOARDED WITH LIGHTING AND PULL DOWN LADDER

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.

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.

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