



Skye Gardens, Tibshelf, Alfreton, Derbyshire DE55 5PL

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Offers Over £240,000

PINEWOOD



Skye Gardens Tibshelf Alfreton Derbyshire DE55 5PL



Offers Over £240,000

**2 bedrooms
2 bathrooms
1 receptions**

- Former three bedroom now two bedroom detached house upgraded to a high standard throughout
- Single detached garage/workshop with single driveway to front and separated gated driveway to the rear, ideal for a caravan or motorhome.
- Situated on a generous corner plot - Quiet and private with lovely far reaching views to the rear
 - Ground floor WC/utility room
 - Open plan lounge and dining room
- Fantastic well appointed gloss kitchen with integrated appliances
- Built in wardrobes to principal bedroom and additional walk in wardrobe
- Stylish bathroom with white suite and shower over bath
- Easy access to the main commute routes, M1 motorway and village amenities - Close to the Five Pits Trail and Silverhill Trail
- Manicured well stocked south facing enclosed garden with lawn, patio seating area, space for a greenhouse and storage hut



This former two/three-bedroom detached house has been thoughtfully upgraded throughout to provide approximately 1,025 sq. ft. of spacious, modern living accommodation. The home features a welcoming entrance hall and a convenient ground floor WC/utility room, complemented by an open-plan lounge and dining area ideal for family life and entertaining. The fantastic gloss-finish kitchen comes complete with integrated appliances and colour-changing under-unit and plinth lighting.

Upstairs the large principal bedroom, created by combining two original bedrooms, benefits from built-in wardrobes and an additional walk in wardrobe, and could easily be converted back into two separate bedrooms if desired. A second generous double bedroom and a stylish bathroom with a white suite and shower over bath complete the first floor.

Externally, the property offers a single detached garage/workshop with a driveway to the front, plus an additional gated driveway at the rear providing parking for two vehicles. Situated on a generous corner plot, the home enjoys views, privacy and peacefulness, with a manicured south-facing well stocked enclosed garden featuring lawn, patio seating, shed, greenhouse space, and a storage hut.

The location is quiet and private, with far-reaching countryside views to the rear, and provides easy access to main commuting routes including the M1 motorway, local village amenities, and nearby towns of Chesterfield and Clay Cross, countryside trails such as the Five Pits and Silverhill Trails.

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

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ENTRANCE HALL

Welcoming entrance hall featuring wooden laminate flooring, neutral painted décor, and a UPVC frosted panel composite front door. Finished with a central heating radiator providing a warm and inviting first impression.

GROUND FLOOR WC/UTILITY

5'11" x 4'1" (1.82 x 1.25)

A practical and versatile space featuring a low flush WC, space and plumbing for a washing machine, and a wall-mounted boiler. Finished with painted décor, wooden laminate flooring, a UPVC window for natural light, and a central heating radiator, with space and plumbing for a washing machine.

LOUNGE

15'9" x 11'8" (4.82 x 3.57)

A spacious and inviting lounge, open plan to the dining area, featuring neutral painted décor and fitted carpet. Benefits include a UPVC window allowing natural light, a central heating radiator, and stairs rising to the first floor. Inset spotlights continue through to the dining room, enhancing the open and modern feel of the space.

DINING ROOM

9'5" x 7'10" (2.88 x 2.40)

Open plan to the lounge, the dining room features a continuation of the carpet and neutral décor, creating a seamless flow between the spaces. A UPVC window offers pleasant views of the rear garden and far-reaching countryside beyond. Additional benefits include a central heating radiator and direct access to the kitchen.

KITCHEN

10'5" x 7'10" (3.19 x 2.40)

A well-appointed stylish kitchen fitted with a range of cream gloss soft-close wall and base units, complemented by wooden worktops and matching splashbacks. Features include a four-ring induction hob with extractor above, high-level Electrolux oven and combination oven, integrated dishwasher, fridge, and three-drawer freezer. A stainless steel sink with brushed stainless mixer tap is set beneath a UPVC window, with access via a composite door to the rear garden. The kitchen also benefits from wooden laminate flooring, painted décor, inset spotlights, a wall-mounted radiator, and the added touch of colour-changing under-unit and plinth lighting, perfect for creating ambience.

STAIRS AND LANDING

Featuring fitted carpet and neutral painted décor, the landing provides access to the first floor accommodation. Includes a built-in storage cupboard, offering convenient additional space.

BEDROOM ONE

20'0" x 9'1" (6.10 x 2.79)

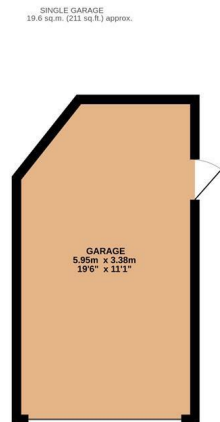
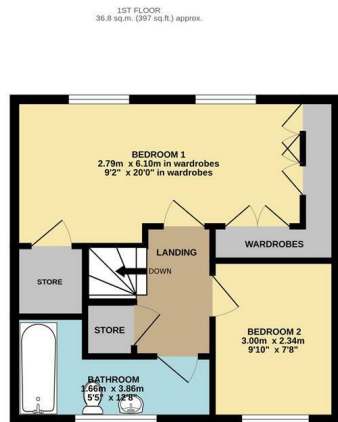
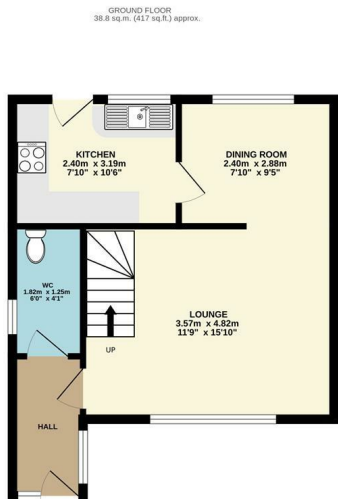
A spacious and stylish double bedroom which has been converted from two bedrooms and would be easy to convert back to a three bed home if required, enjoying far-reaching countryside views through two UPVC windows. The room features built-in wardrobes and a useful walk in wardrobe, along with fitted carpet, neutral painted décor, and inset spotlights. Additional highlights include two radiators and ambient under-bed lighting, creating a relaxing atmosphere.

BEDROOM TWO

9'10" x 7'8" (3.00 x 2.34)

A well-proportioned double bedroom featuring neutral painted décor and fitted carpet. Benefits include a UPVC window allowing natural light and a central heating radiator.

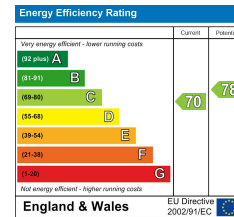




TOTAL FLOOR AREA : 95.2 sq.m. (1025 sq.ft.) approx.

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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BATHROOM

12'7" x 5'5" (3.86 x 1.66)

A modern family bathroom features gloss wood-effect flooring and a combination of part-tiled and painted décor. The suite includes a low flush WC, pedestal sink with chrome mixer tap, and a panelled bath with chrome mixer tap, glass shower screen, and overhead shower. Further benefits include a wall-mounted chrome towel radiator, inset spotlights, and a frosted UPVC window for privacy and natural light

EXTERIOR

Occupying a generous corner plot with gardens to three sides, this property enjoys a peaceful and private outdoor setting. The rear south facing garden features a gated driveway providing off-street parking for two vehicles, with access to a single detached garage. The wrap-around garden to the front and side is mainly laid to lawn, with well-maintained and stocked borders, to the rear is a greenhouse, and a paved patio ideal for outdoor seating with lovely views. Additional benefits include a storage hut/bin shed next to the garage, shed (included in the sale), an outside tap, and gated access to the front. To the front, there is additional driveway parking for one vehicle, a neatly kept lawn, and well-stocked shrub borders enhancing the property's kerb appeal.

SINGLE GARAGE

19'6" x 11'1" (5.95 x 3.38)

The single garage/workshop has lighting, power and up and over door.

GENERAL INFORMATION

UPVC Double Glazing - Fitted 2022

Gas Central Heating - Combi Baxi Boiler

Tenure: Freehold

Council Tax Band C

Total Floor Area - 814.00 sq ft / 75.6 sq m

Total Floor Area (incl Garage) - 1025.00 sq ft / 95.2 sq m

EPC Rated - TBC

Washing machine by negotiation

Loft - Partially Boarded with Lighting and Power

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.

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