



Broadacre Way
Tibshelf ALFRETON

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for sale offers over
£200,000



Property Description

Hall and Benson are delighted to offer for sale this three bedroom semi detached home with driveway, located in the popular village of Tibshelf.

The accommodation briefly comprises- Hallway, Breakfast Kitchen, Lounge and Cloakroom.

To the first floor there are three bedrooms and a family bathroom.

Outside the house has a driveway providing ample off road parking, and a fully enclosed rear garden with paved patio area.

VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT!!!

Entrance Hall

The home is entered via a composite front door into the hall, with stairs rising to the first floor, gas central heating radiator and LVT flooring.

Kitchen

13' 5" x 11' 8" (4.09m x 3.56m)

Fitted with a modern range of wall and base units incorporating a one and a half bowl sink drainer unit, electric fan assisted oven with electric hob over and extractor fan, plumbing for an automatic washing machine.

Gas central heating radiator, L.V.T flooring and a UPVC double glazed window to the front elevation.

Lounge

14' 11" x 12' 1" (4.55m x 3.68m)

With UPVC French doors to the rear elevation, gas central heating radiator, L.V.T flooring and an understairs storage cupboard.

Cloakroom

With a UPVC double glazed window to the front elevation, a gas central heating radiator, low level WC and a pedestal wash hand basin.

Landing

With a gas central heating radiator and loft hatch access.

Bedroom One

14' 9" x 9' 8" (4.50m x 2.95m)

With two UPVC double glazed windows to the front elevation, air conditioning unit, gas central heating radiator, built in storage cupboard with a light and carpet.

Bedroom Two

9' 9" x 8' 6" (2.97m x 2.59m)

With a UPVC double glazed window to the rear elevation and a gas central heating radiator.

Bedroom Three

6' 8" x 6' (2.03m x 1.83m)

With a UPVC double glazed window to the rear elevation and a gas central heating radiator.

radiator.

Bathroom

Fitted with a white three piece suite comprising of paneled bath with mains shower over, wash hand basin, low level WC. Heated towel rail and a UPVC double glazed window to the side elevation. L.T.V flooring.

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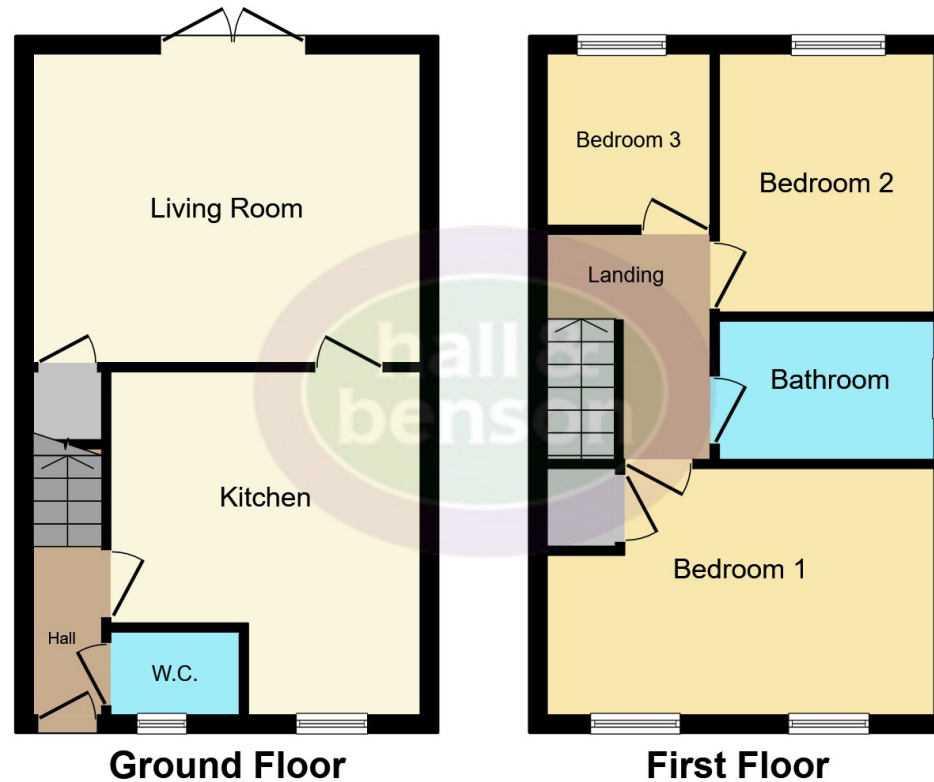
With a driveway providing parking for two vehicles and timber shed to the side of the home.

The enclosed rear garden has an artificial lawn and a paved patio area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: B

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Tenure: Freehold



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