



Raven Avenue
Tibshelf Alferton



Property Description

Hall and Benson are delighted to offer for sale this three bedroom detached family home with integrated garage. Having excellent road network links and being within an easy access to the five pits trail and Hardwick hall. This three bedroom detached homes accommodation briefly comprises ; Entrance hall, Kitchen and lounge to the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside the front of the home enjoys a driveway providing ample off-road parking and lawned garden area. To the rear of the home there is an enclosed rear garden which is mainly laid to lawn. No upward chain , viewing essential.

Entrance Hall

The home is entered by a front entrance door into the hallway having stairs rising to the first floor and doors leading to ;

Lounge

With a UPVC double glazed window to the rear elevation, gas central heating radiator, carpet flooring , ceiling lights, wall lights and feature fireplace.

Kitchen

Fitted with a matching range of wall and base units, incorporating a stainless steel sink drainer unit, space for white goods and a UPVC double glazed window to the front elevation.

First Floor Landing

With loft hatch access and doors leading to;

Bedroom One

With a UPVC double glazed window to the front elevation, gas central heating radiator, ceiling light and carpeted flooring.

Bedroom Two

With a UPVC double glazed window to the rear elevation, gas central heating radiator, ceiling light and carpeted flooring.

Bedroom Three

With a UPVC double glazed window to the front elevation, gas central heating radiator, ceiling light and carpeted flooring.

Bathroom

Fitted with a three piece suite comprising of low level W/C, pedestal wash hand basin and paneled bath. Gas central heating radiator and a UPVC double glazed window to the front elevation,

Outside

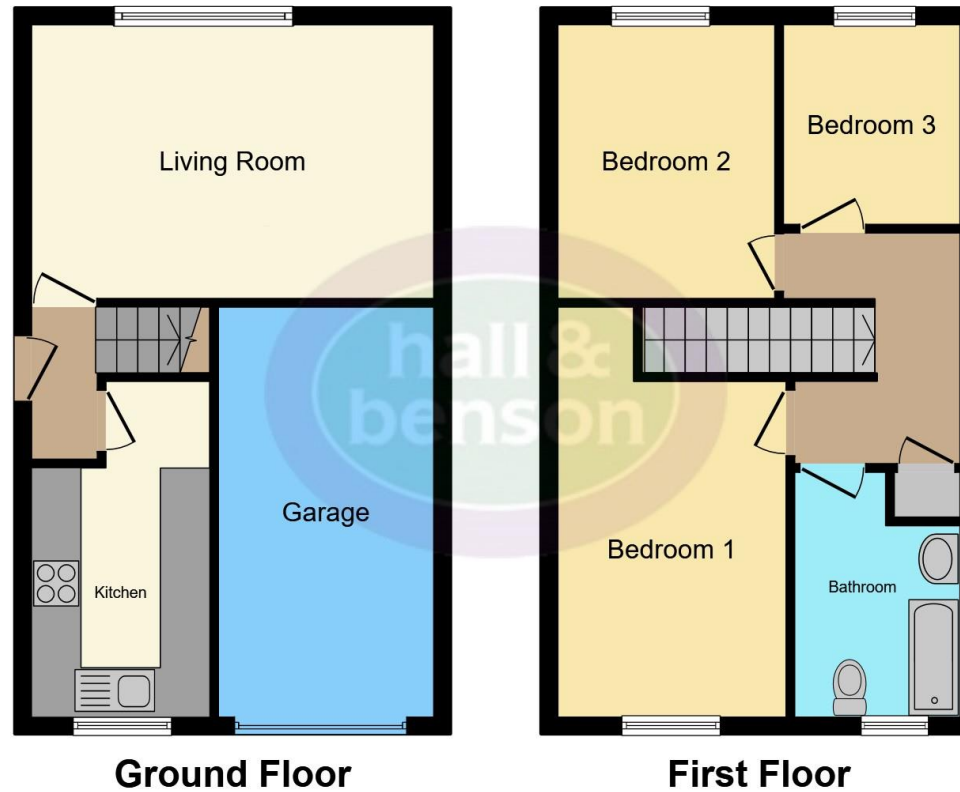
The front of the home enjoys a driveway providing ample off road parking and leading

to the garage with a lawned area to the side and path leading to the front entrance door, The rear of the home has an enclosed rear garden with mature shrubs and bushes and is laid to lawn.









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@hallandbenon.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: D

view this property online hallandbenon.co.uk/Property/ALF103112

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenon.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF103112 - 0003