



Raven Avenue
Tibshelf Alferton



Property Description

Hall and Benson are delighted to offer for sale this beautifully presented two bedroom semi detached home located in the popular village of Tibshelf. Having excellent road network links and being within an easy reach of the M1 motorway yet within close proximity to open countryside, including the five pits trail and Hardwick hall. The well presented accommodation briefly comprises ; conservatory , kitchen, lounge and hallway to the ground floor. To the first floor there are two double bedrooms and a recently refitted family bathroom. Outside the front of the home enjoys a driveway providing ample off road parking whilst the rear of the property enjoys a fully enclosed rear garden with paved patio area, artificial lawn , timber shed. The south west facing garden enjoys far reaching views.

Hallway

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

Lounge

16' 8" x 13' 1" (5.08m x 3.99m)

With a UPVC double glazed window to the front elevation, gas central heating radiator, wooden flooring and electric feature fireplace.

Kitchen

13' 3" x 7' 8" (4.04m x 2.34m)

Fitted with a matching range of wall and base units incorporating a sink drainer unit with

mixer tap over, gas hob with electric fan assisted oven and extractor fan over, integrated fridge and freezer , gas central heating radiator , space for white goods, wooden flooring and UPVC double glazed window to the rear elevation.

Conservatory

6' 6" x 12' 10" (1.98m x 3.91m)

With UPVC french doors to the rear elevation and a UPVC glazed door to the front elevation , gas central heating radiator,air conditioning unit and wooden flooring.

First Floor Landing

With loft hatch access and doors leading to;

Bedroom One

13' x 12' 7" (3.96m x 3.84m)

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

Bedroom Two

11' 10" x 7' 4" (3.61m x 2.24m)

With a UPVC double glazed window to the rear elevation, gas central heating radiator, useful storage cupboard and carpeted flooring.

Family Bathroom

Fitted with a white four piece suite comprising of panelled bath, shower cubicle with mains shower over, low level W/C and wash hand

basin. There is a heated towel rail , tiled flooring and a UPVC double glazed window to the rear elevation.

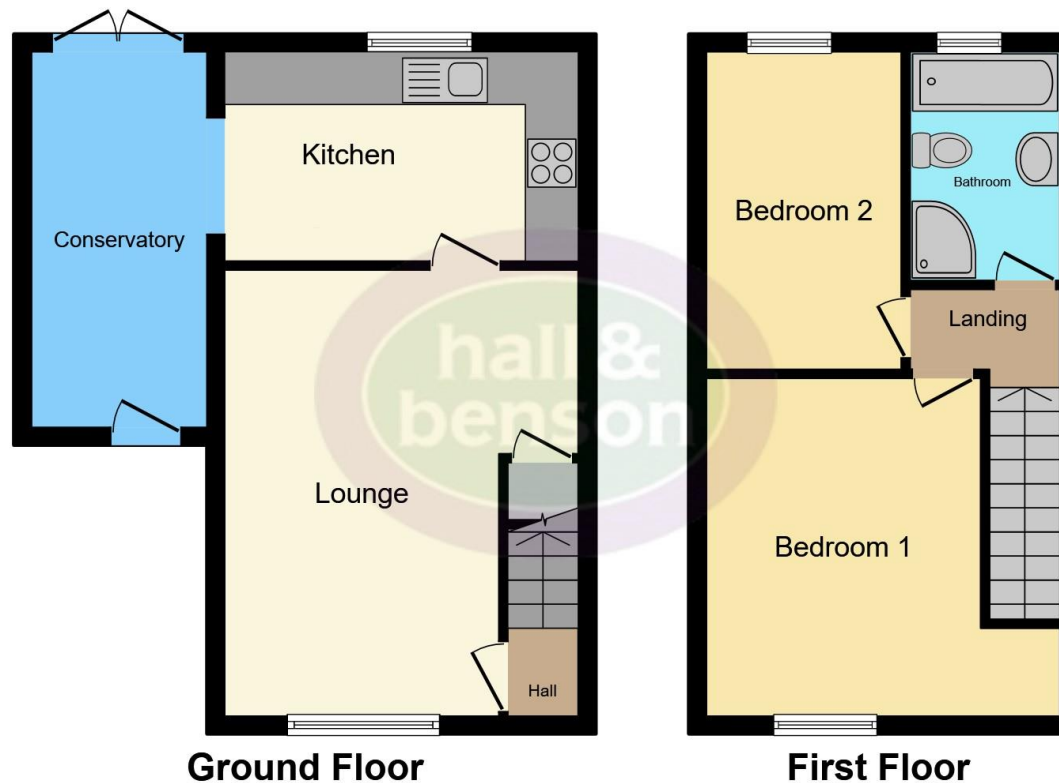
Outside

The front of the home has a driveway providing off-road parking for two vehicles. The rear of the home enjoys a fully enclosed rear garden with artificial lawn , attractive paved patio area and timber shed. Viewing essential.









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

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EPC Rating: C Council Tax
 Band: A

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Tenure: Freehold



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