



High Street
Tibshelf ALFRETON

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for sale offers over
£260,000



Property Description

Hall and Benson are delighted to offer for sale this beautifully presented two double bedroom detached bungalow located in the popular village of Tibshelf. Having beautiful views to the rear of the home across countryside yet being within easy reach to local amenities including doctors, schools and shops. The beautifully presented accommodation briefly comprises; Entrance hall/boot room, dining room, living room with log burner, dining kitchen, two double bedrooms and a family bathroom. Outside the front of the home has a generous front garden which is mainly laid to lawn and a driveway providing off-road parking for several vehicles. The rear of the home enjoys a paved terraced patio area.

Entrance Hall

The home is entered via a composite front entrance door into the hallway. Having a UPVC double glazed window to the front elevation with gas central heating radiator, wood effect laminate flooring and ceiling light.

Lounge

11' 10" x 11' 8" (3.61m x 3.56m)

With UPVC double glazed french doors to the front elevation, opening onto the front garden. With a gas central heating radiator, carpeted flooring and a log burning stove on a raised hearth with decorative beam over and ceiling light.

Dining Room

15' 9" x 9' 4" (4.80m x 2.84m)

With a UPVC double glazed sliding patio door to the rear garden, carpeted flooring, gas central heating radiator and ceiling light.

Dining Kitchen

16' 1" x 10' 8" (4.90m x 3.25m)

Fitted with a matching range of modern wall and base units and having complementary worktops with integrated gas hob with extractor hood over. Inset one and a half bowl sink drainer unit with mixer tap over, double oven and integrated fridge freezer. Complementary tiled splashbacks, wood effect laminate flooring, double glazed windows to the front and side elevation and gas central heating radiator.

Bathroom

Fitted with a white three piece suite comprising of; panel bath with shower over, vanity wash hand basin and low level W/C. Tiled walls and two UPVC double glazed windows to the side elevation, ceiling light, extractor unit and heated towel rail.

Bedroom One

11' 8" x 8' 10" (3.56m x 2.69m)

With a UPVC double glazed window to the rear elevation and having far reaching views across Derbyshire countryside. There are full height fitted wardrobes, gas central heating radiator, ceiling light and carpeted flooring.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

With a UPVC double glazed window to the

rear elevation, gas central heating radiator , carpeted flooring and stunning views across Derbyshire countryside.

Loft Space/Craft Room

With a window to the rear elevation having stunning views, carpeted flooring and ceiling light.

Outside

The front of the home has an impressive driveway providing off-road parking for several vehicles,with a lawned garden area with mature shrubs,borders and garden pond. The rear of the home has a decked area with open views across Derbyshire countryside making it an ideal low maintenance seating 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

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22A High Street
 ALFRETON DE55 7BN

EPC Rating: D Council Tax
 Band: C

view this property online hallandbenson.co.uk/Property/ALF103792

Tenure: Freehold



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