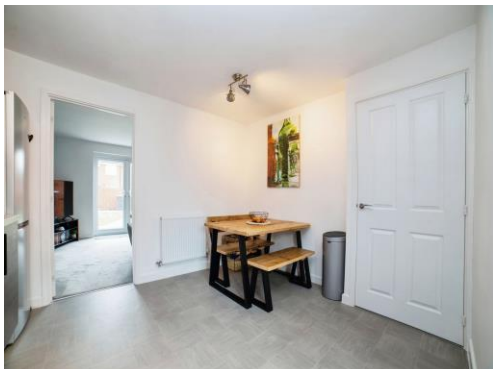




Ferndown Drive  
Tibshelf Alfreton







## Property Description

Burchell Edwards are delighted to welcome to the market this fantastic, modern, three bedroom semi-detached property located on Ferndown Drive, Tibshelf. Ferndown Drive is situated on a highly desirable modern development, which offers lovely green areas and play park. The property itself is only five years old, and has five years remaining on the NHBC warranty. This lovely home is in immaculate condition throughout ready to move in to.

To the ground floor there is an entrance hallway, cloakroom, kitchen/diner and lounge. To the first floor you will find three bedrooms and the shower room. Outside, to the front the property is separated from the pavement by a stone chipping patch with a path leading to the front door. To the side there is a driveway for two vehicles. The enclosed rear garden is mainly lain to lawn, with a patio, two stone seating areas and border for plants and shrubs.

Viewings are highly recommended! Please call Burchell Edwards today for more information!

## Entrance Hallway

Having vinyl flooring, a radiator, ceiling light and doors off to:-

## Cloakroom

Having low level W.C, wash hand basin, a radiator, vinyl flooring, ceiling light and UPVC window.

## Lounge

14' 8" Plus door recess x 11' 7" ( 4.47m Plus door recess x 3.53m )

Having carpet flooring, a radiator, ceiling light, understairs storage cupboard and UPVC french doors to the rear elevation.

## Kitchen

Irregular Shaped Room 13' 4" Max x 11' 7" ( 4.06m Max x 3.53m)

having wall and base units with work surfaces over, integrated oven, gas hob and cooker

hood over, inset sink and drainer with mixer tap, two ceiling lights, vinyl flooring, a radiator and UPVC window to the front elevation.

## First Floor Landing

Having carpet flooring, a radiator and loft hatch.

## Bedroom One

.14' 9" Max into wardrobe x 9' 7" ( 4.50m Max into wardrobe x 2.92m )

Having carpet flooring, a radiator, ceiling light, fitted wardrobes, built-in cupboard and two UPVC windows to the front elevation.

## Bedroom Two

9' 8" x 8' 5" ( 2.95m x 2.57m )

Having carpet flooring, a radiator, ceiling light and UPVC window to the rear elevation.

## Bedroom Three

6' 7" x 5' 11" ( 2.01m x 1.80m )

Having carpet flooring, a radiator, ceiling light and UPVC window to the rear elevation.

## Shower Room

Having a shower cubicle, low level W.C, wash hand basin, heated towel rail, vinyl flooring, ceiling light, extractor fan and UPVC window.

## Outside

To the side of the property is parking.

To the rear the garden has two stone seating areas, a landscaped lawn section, a patio area, borders for plants and fenced boundary with gated side access.



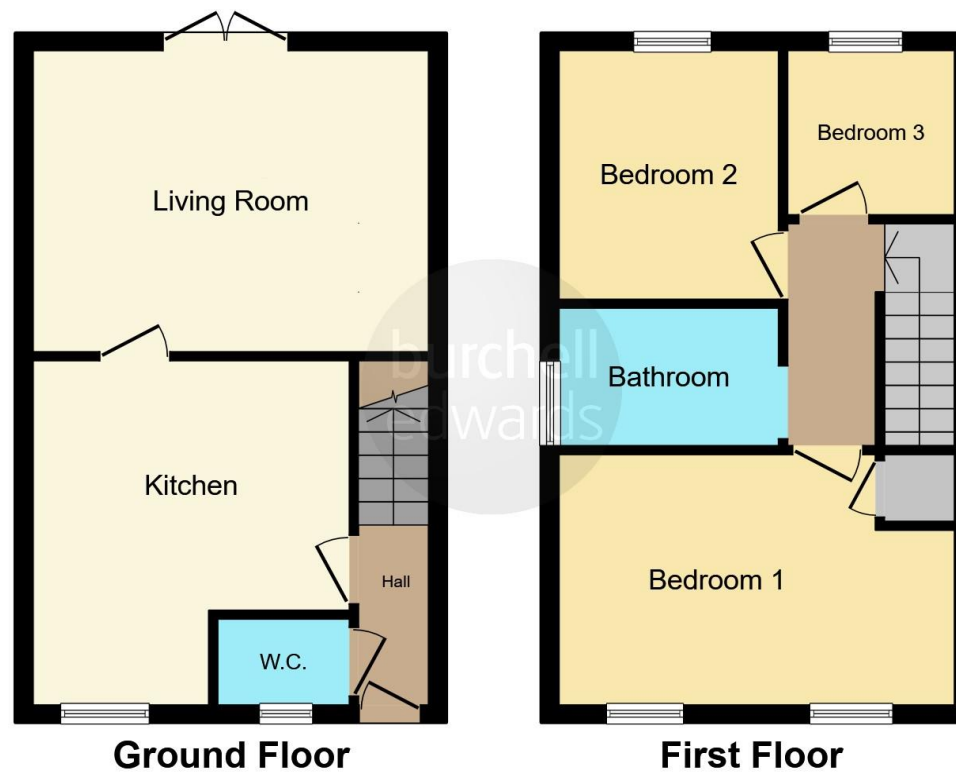












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: B**

Tenure: Freehold

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