



Hawthorne Avenue  
Tibshelf Alferton



## Property Description

Hall and Benson are delighted to offer for sale this three bedroom semi detached home located in the popular village of Tibshelf. Being within easy reach of local amenities including doctors, shops and schools as well as having excellent road network links to the M1, A38 and being within easy reach to Chesterfield, Mansfield, Nottingham and Derby.

The well presented accommodation briefly comprises- Hall, Kitchen, Bathroom and Lounge to the ground floor. The first floor has three generous bedrooms and a shower room.

Outside the corner plot benefits from off road parking and a mature garden area.

Offered for sale with no upward chain, call 01773 521771 to view!

## Porch/Utility

The home is entered by a UPVC double glazed front door into the porch/utility room. Having a double glazed window to the side elevation, tiled floor and space and plumbing for an automatic washing machine. Gas boiler and storage space.

## Hall

With doors leading to;

## Bathroom

Fitted with a white three piece suite comprising of low level W/C, pedestal wash hand basin and panel bath with shower over. With tiled flooring, a heated towel rail and a window to the rear elevation.

## Kitchen

Fitted with a range of matching wall and base units with complementary roll top work surfaces and tiled splashbacks. A sink drainer unit with mixer tap over, integrated dishwasher and fridge and dual fuel range. Laminate flooring, radiator and a window to the rear elevation.

## Lounge

Having double glazed french doors to the front garden. Engineered oak flooring, under stairs storage cupboard, two radiators, ceiling light and feature fireplace.

## Inner Hall

With stairs rising to first floor. Has radiator, window and front door.

## Landing

With loft hatch access and doors leading to; The loft is boarded and has electricity.

## Bedroom One

With a window to the front elevation, laminate

flooring, gas central heating radiator , wall lights and ceiling light.

## Bedroom Two

With a window to the rear elevation, carpet flooring, gas central heating radiator, fitted wardrobes and ceiling light.

## Bedroom Three

With a window to the rear elevation, carpet flooring, gas central heating radiator and ceiling light.

## Shower Room

Fitted with a white three piece suite comprising of shower cubicle, low level W/C and vanity wash hand basin. Heated towel rail.

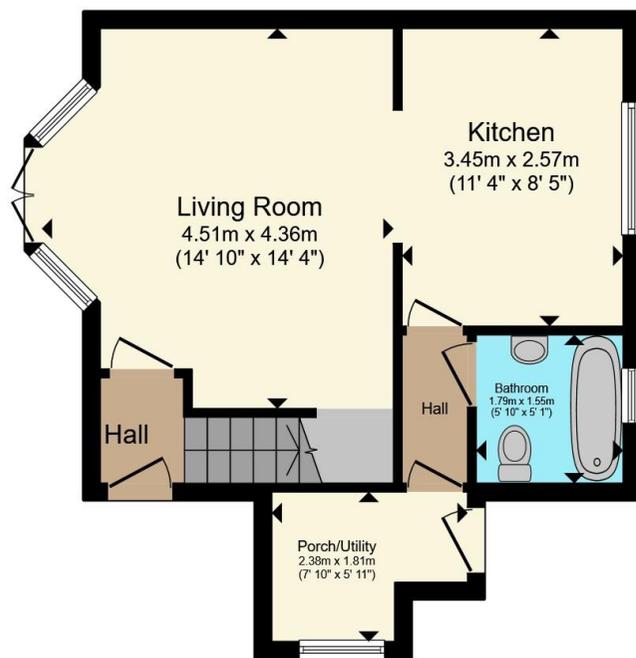
## Outside

The property is approached via a block paved driveway providing ample off road parking for several vehicles. There is a pathway leading around the property to the front elevation which is low maintenance enclosed garden with mature shrubs and bushes. There is lighting on all 3 sides of the home and electric power points.

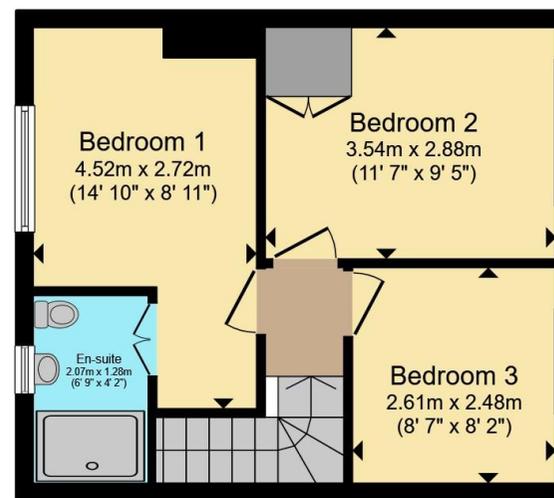








**Ground Floor**



**First Floor**

Total floor area 75.3 m<sup>2</sup> (811 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Hall & Benson on

**T 01773 521771**  
**E [alfreton@hallandbenson.co.uk](mailto:alfreton@hallandbenson.co.uk)**

22A High Street  
 ALFRETON DE55 7BN

EPC Rating: D Council Tax  
 Band: A

**view this property online [hallandbenson.co.uk/Property/ALF104208](http://hallandbenson.co.uk/Property/ALF104208)**

Tenure: Freehold



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