

Offers Over £280,000 Freehold

14 KESTREL CLOSE | TIBSHELF | ALFRETON | DE55 5BA

BuckleyBrown ESTATE AGENTS

NO CHAIN BEAUTIFUL FAMILY HOME!

Nestled in the charming neighbourhood of Kestrel Close in Tibshelf, Alfreton, this delightful detached house, built in 2018, offers a perfect blend of modern living and community spirit. The location is ideal for families and professionals alike, with easy access to local amenities and picturesque countryside walks, making it a wonderful place to call home.

As you step inside, you are greeted by a warm and inviting atmosphere. The ground floor boasts a spacious reception room which serves as a comfortable lounge, perfect for relaxing evenings with family or entertaining friends. The well-appointed kitchen/dining room, features modern appliances and ample storage, making meal preparation a joy. Complemented by ample dining space and patio doors opening to the rear garden.

Venturing upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom is particularly impressive, complete with an en-suite that adds a touch of luxury to your daily routine. A well-designed family bathroom completes this floor, providing convenience for all.

Outside, the property boasts a lovely garden that invites you to enjoy the fresh air and sunshine. The outdoor space is perfect for summer barbecues, children's play, or simply unwinding with a good book. Not to mention your very own stone built bar! There is also ample parking available, making it easy for you and your guests to come and go. This home truly encapsulates modern living in a serene setting, making it an ideal choice for those seeking comfort and style in Tibshelf.

Call now to arrange a viewing!









Hall
With access into;

Living Room 11'11" x 16'10"
Spacious reception room with carpeted flooring, central heating radiator and a window to the front.

Kitchen/Dining Room 8'0" x 19'1"
The kitchen comes complete with a range of gloss wall and base cabinets, inset sink with drainer, integrated appliances and a window to the front. Open plan layout with ample space for your desired furnishings, complemented by patio doors opening to the rear elevation.

WC
Fitted with a hand wash basin, low flush WC and a window to the front elevation.

Landing
Window to the side and further access to;

Bedroom One 11'9" x 11'5"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation. Additional access to an en suite.

En Suite 4'8" x 4'8"
Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side.

Bedroom Two 9'4" x 10'5"
Laminate flooring, central heating radiator and a window to the front.

Bedroom Three 9'4" x 8'5"
Laminate flooring, central heating radiator and a window to the rear elevation.

Bathroom 10'5" x 3'3"
Three piece suite including a hand wash basin, low flush WC and a bath. Window to the front.

Garage 9'10" x 19'8"
Single garage separated by a studded wall halfway through. The rear end is currently utilised as a space to work from home, with an external door to the side.

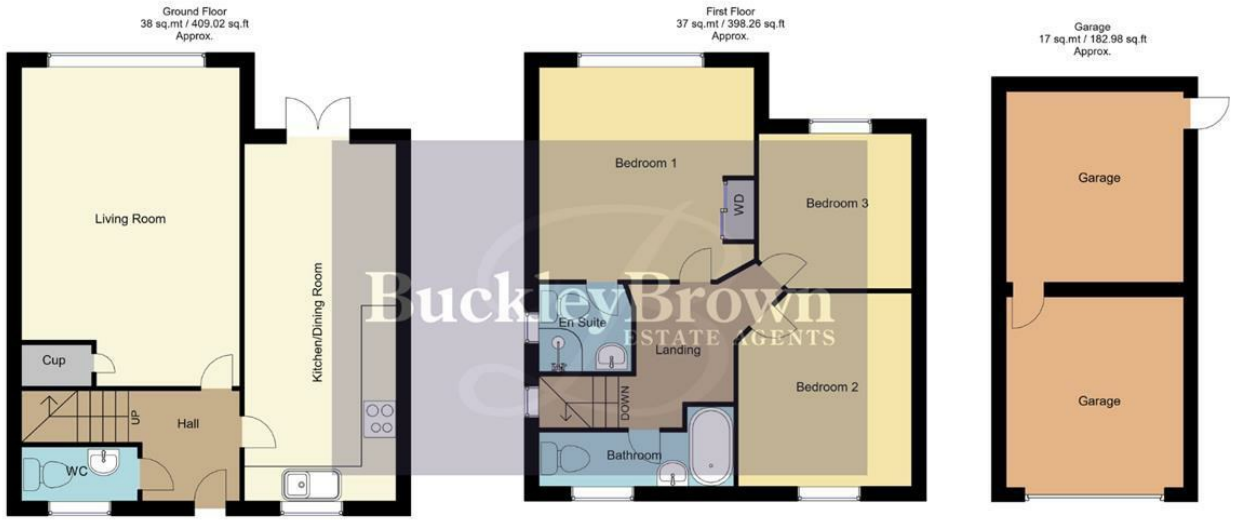
Outside
Low maintenance lawn to the front alongside a private driveway and garage. The rear garden has been beautifully landscaped with a lawn, patio seating area and fence surround. Not to mention your very own home bar which is stone built with plumbing and electrical points, granite worktops and cedar roof tiles.



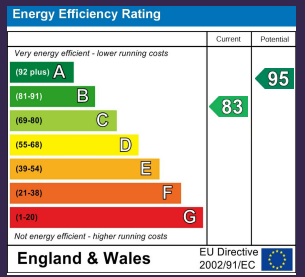



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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