



Overmoor View  
Tibshelf Alferton



## Property Description

Situated in a popular residential location this is a well maintained and presented family home. The accommodation has entrance hall and ground floor cloakroom. The lounge through dining room has double glazed window to the front and french style door to the rear, The kitchen is fitted with wall and base units and has integrated oven and hob. A separate utility room provides access to the rear. To the first floor are three bedrooms, the master bedroom having fitted wardrobes with sliding fronts and an ensuite shower room. The property has a family bathroom with three piece suite. Externally are gardens to the front and rear, a driveway provides vehicle standing space and in turn leads to the garage. The property has double glazed windows and a gas heating system.

## Ground Floor

### Entrance Hall

With radiator and stairs off to first floor accommodation.

### Ground Floor Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Radiator and window to the rear.

### Lounge/ Diner

### Lounge Area

10' x 13' ( 3.05m x 3.96m )

Having double glazed window to the front elevation, radiator and laminate floor. Open plan to;

### Dining Area

8' x 8' ( 2.44m x 2.44m )

Having double glazed french style doors to the rear, laminate floor and radiator. Electric stove.

### Kitchen

9' x 8' ( 2.74m x 2.44m )

Fitted with a range of wall and base units having work surfaces over incorporating a single drainer sink unit. Integrated four ring electric hob and oven with extractor hood over. Standing space for fridge freezer, tiled splashbacks and an under stairs cupboard provides storage space. Double glazed window to the rear elevation and access to;

### Utility Room

4' x 6' ( 1.22m x 1.83m )

Having plumbing for the automatic washing machine, radiator and entrance door to the side. Access to ;

### Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin.

### First Floor Accommodation

## Landing

9' 10" x 5' ( 3.00m x 1.52m )

Access to the available roof space and radiator.

## Bedroom One

10' x 11' ( 3.05m x 3.35m )

The first measurement has been taken to the front of the fitted wardrobes which provide shelving and hanging space and have sliding doors. Radiator and double glazed window to the front.

## Ensuite Shower Room

Three piece suite comprising of shower cubicle, wash hand basin and low flush W/C. Complementary tiled walls, heated towel rail and window to the side.

## Bedroom Two

8' x 16' ( 2.44m x 4.88m )

Double glazed window to the front and radiator.

## Bedroom Three

12' x 7' ( 3.66m x 2.13m )

Double glazed window to the rear and radiator,

## Bathroom

10' x 5' 6" ( 3.05m x 1.68m )

Three piece suite comprising of panel bath, wash hand basin and low flush W/C. Radiator, window to the rear and tiled splashbacks.

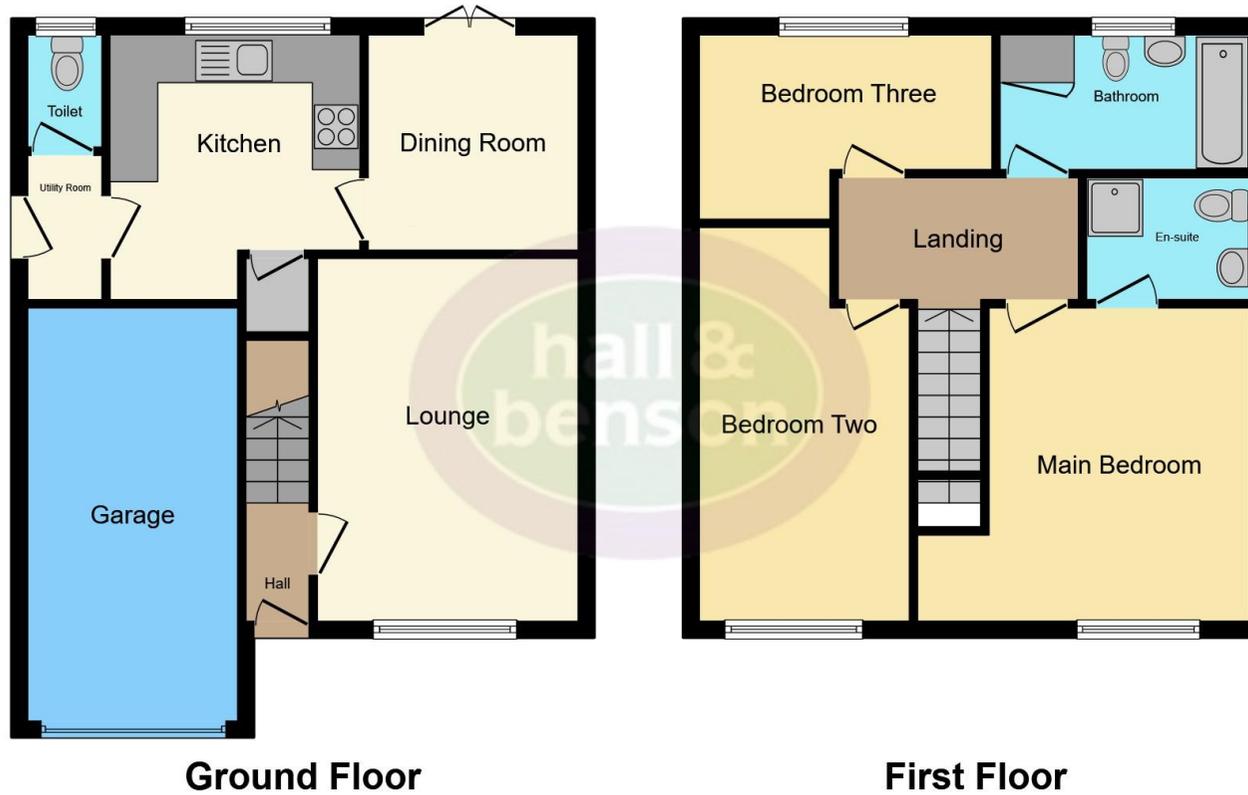
## Outside

Externally, the property is open plan having driveway providing vehicle standing space and in turn leading to the integral garage. The rear garden being particular feature has an area of lawn, raised flower beds and a paved patio area. The garden has fence surround and lighting.









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Property Ref: ALF103763 - 0005