



2 Sunny Bank, Tibshelf, Alfreton, DE55 5PF

£270,000



Key Features

- Detached Bungalow
- Two Double Bedrooms
- Modern Kitchen
- Stylish Bathroom
- Utility Room
- Large Conservatory
- Private Rear Garden
- EPC rating C, Freehold





Offered to the market with vacant possession and no upward chain, this well-presented detached bungalow occupies a pleasant position within a popular residential area of Alfreton and offers well-arranged single-storey living. The property is entered directly into the kitchen, which is fitted with a modern range of wall and base units and is well equipped with a range cooker, integrated dishwasher, wine fridge, built-in microwave and American-style fridge freezer.

From the kitchen, a door leads through to the lounge, positioned to the front of the property. This is a warm and inviting reception room, centred around a log-burning stove which forms an attractive focal point. To the rear of the lounge is a defined dining area, providing an ideal space for everyday dining and entertaining.

From the lounge, there is access to a utility room, offering useful additional storage and practical space.

An internal hallway leads from the lounge to the remainder of the accommodation. There are two double bedrooms, with the

main bedroom enjoying a rear aspect and direct access into the conservatory, while the second bedroom is ideal for guests or home working.

A useful snug provides flexible additional living space, ideal as a reading room, hobby space or home office. A modern bathroom, fitted with a contemporary suite, completes the internal accommodation.

To the rear of the property is the conservatory, a bright and versatile addition providing a second sitting area with doors opening directly onto the garden.

Further benefits include a loft space boarded down the centre with lighting and power, ideal for storage.

Externally, the property benefits from a gated driveway providing off-road parking, leading to a detached garage fitted with an electric roller door, lighting and power. The rear garden is generous and well maintained, incorporating a lawn, paved seating areas, greenhouse and a timber summerhouse — ideal for relaxing or entertaining.





Front External

The property is set back behind double gates, opening onto a driveway which provides off-road parking and leads to the detached garage. There is also a further side gate giving access through to the rear garden, with the frontage presented neatly and securely.

Kitchen

Accessed directly from the front, the kitchen is fitted with a modern range of wall and base units with complementary work surfaces. Integrated and fitted appliances include a range cooker, dishwasher, wine fridge, built-in microwave and an American-style fridge freezer. A door leads through to the lounge.

Lounge

Positioned to the front of the property, the lounge is a warm and inviting reception room featuring a log-burning stove as a central focal point. The room offers ample space for seating and flows through to a dining area at the rear.

Dining Area

Located to the rear of the lounge, the dining area provides a defined space for a table and chairs, ideal for everyday dining and entertaining, and offers a natural transition between the lounge and the rest of the accommodation.

Utility Room

Accessed from the lounge, the utility room provides additional storage and practical space, with room for appliances and access out of the property.



Inner Hallway

An internal hallway provides access to the remainder of the accommodation, linking the bedrooms, bathroom, snug and conservatory.

Bedroom One

A well-proportioned double bedroom enjoying a pleasant rear aspect. The room benefits from direct access into the conservatory, creating a bright and flexible connection to the garden.

Bedroom Two

A comfortable second double bedroom, suitable for guests, home working or additional storage, and well positioned within the bungalow.

Bathroom

Fitted with a modern suite comprising a bath with shower over, wash basin and WC, finished with contemporary tiling.

Snug

A versatile additional room offering flexible use as a snug, reading room, hobby space or home office, depending on individual requirements.

Conservatory

A bright and spacious addition to the property, accessible from both the main bedroom and the snug, providing a second sitting area with views over and access out to the rear garden.

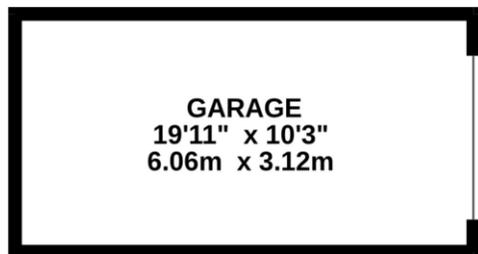
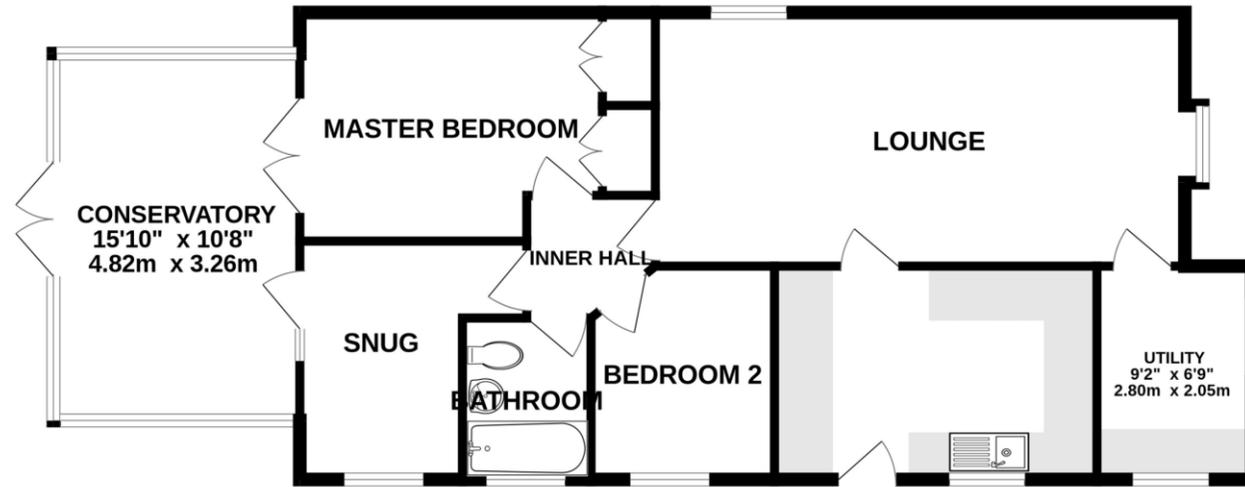
Rear Garden

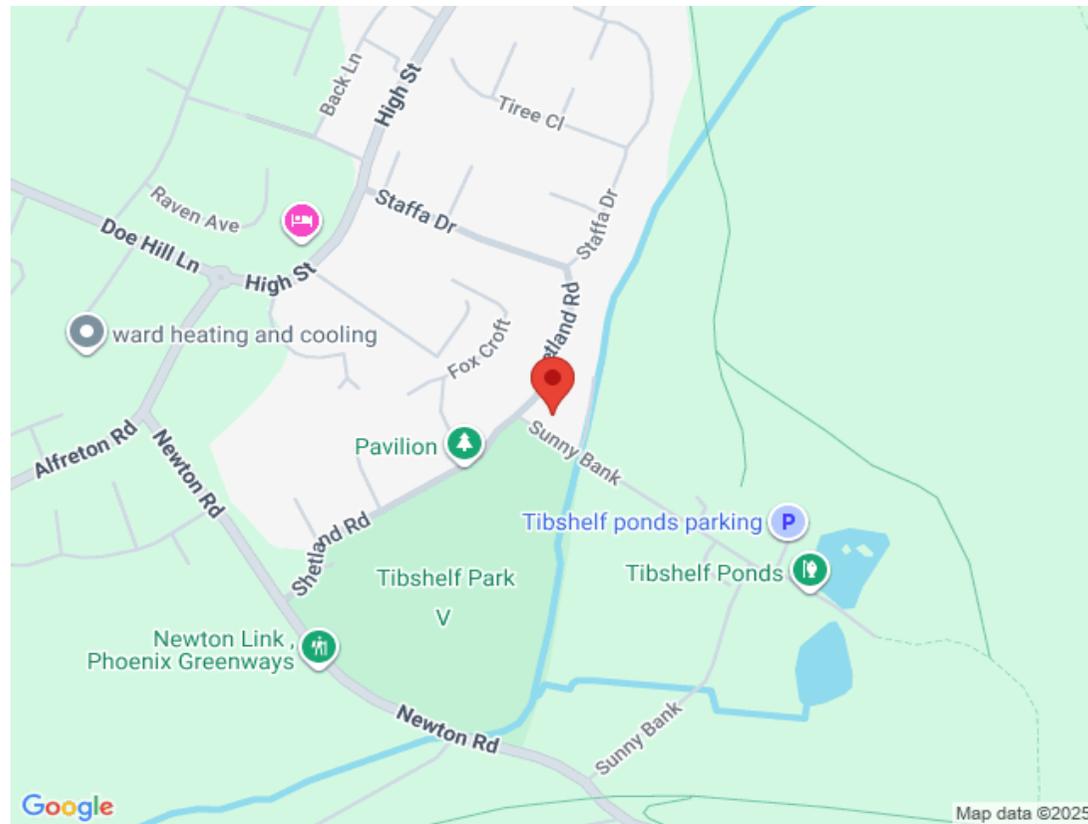
The rear garden is generous in size and well maintained, featuring a lawn, paved seating areas, greenhouse and a timber summerhouse, offering an excellent outdoor space for relaxation and entertaining.





GROUND FLOOR





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