



Chestnut Grove
Tibshelf Alferton



Property Description

Situated in a popular location on a corner position is this detached bungalow offered with no upward chain. The accommodation has entrance hall with cloakroom, kitchen with side conservatory providing an ideal breakfast area, lounge through dining room with further conservatory to the side enjoying views of the garden. Three bedrooms and shower room with three piece suite. Externally are gardens to the front, side and rear, on a corner position the property has a driveway providing vehicle standing for a number of cars in turn leading to the detached garage. The property has double glazing throughout and a gas heating system.

Entrance Hall

Radiator and access to the lounge.

Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Double glazed window to the side elevation.

Lounge

The focal point of this room is a feature Adam style fire surround with marble style hearth and backdrop incorporating a living flame effect gas fire. Double glazed window to the front, two radiators and a double glazed patio door to the side provides natural lighting into the room and in turn leads to the;

Conservatory

This conservatory provides additional seating area. (no access to the outside)

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over incorporating a single drainer sink unit with mixer tap. Standing space for the fridge freezer, gas cooker point with extractor hood and radiator. Plumbing for the automatic washing machine radiator and cupboard housing the gas heating boiler. Access to;

Conservatory 2

This spacious conservatory has access to the front and rear elevation, wall heater and complementary tiling to the floor.

Inner Hall

With access to the available roof space and doors to all bedrooms.

Bedroom One

Fitted with a range of of double wardrobes providing shelving and hanging space with complementary bedside cabinets. Radiator and double glazed window to the rear.

Bedroom Two

Fitted with a range of double wardrobes providing shelving and hanging space, overhead storage cupboard and complementary bedside cabinet. Radiator and double glazed window to the rear.

Bedroom Three

Double glazed window to the side, radiator and wash hand basin.

Shower Room

Three piece suite comprising of double shower cubicle, wash hand basin and interplan W/C. Heated towel rail, double glazed window to the side and complementary tiling to the walls.

Outside

Externally the gardens to the property extend to the front, side and rear. The front of the property being open plan has an area of lawn with borders. To the side, a driveway provides vehicle standing space for a number of cars and through double wrought iron gates is the detached garage which has up and over door. The rear garden itself is also laid to lawn having a garden shed and greenhouse.









Total floor area 93.9 m² (1,011 sq.ft.) approx

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EPC Rating: Council Tax
 Awaited Band: C

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Tenure: Freehold



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