



Offers In The Region Of £350,000 Freehold

8 CHESTNUT GROVE | TIBSHELF | ALFRETON | DE55 5QN

**BuckleyBrown**  
ESTATE AGENTS

## THE ONE FOR YOU!...

Welcome to this spacious and well-presented four-bedroom detached home, ideally situated in the sought-after village of Tibshelf, Alfreton, with excellent local amenities, schools, and transport links nearby—perfect for family life.

Upon entry, you're welcomed into a bright and spacious hallway, complete with a convenient WC, setting the tone for the practicality and comfort that runs throughout the home. The living room is both cosy and stylish, enhanced by a charming feature fireplace that creates a warm focal point. Sliding doors open into a beautifully light-filled sun room, where a skylight and bi-folding doors flood the space with natural light and offer seamless access to the garden—making it the perfect spot for relaxing with a book, enjoying a morning coffee, or entertaining guests all year round. Flowing from the living area is a formal dining room, ideal for hosting family dinners or social gatherings. This then connects effortlessly to the modern kitchen, complete with an excellent range of matching cabinetry, ample worktop space, and room for appliances—perfect for everyday cooking and entertaining alike. To the side, a porch with external access adds further convenience and leads through to a separate utility room. You'll also find a versatile snug or study, offering a quiet and flexible space ideal for home working, a kids' playroom, or even a creative studio.

Upstairs, the property boasts four well-proportioned bedrooms, all complete with fitted wardrobes, providing generous storage. A contemporary four-piece family bathroom serves the floor, offering both a bath and a separate shower for added convenience.

Externally, the home sits on a generous plot. To the front, a large driveway provides ample off-street parking. The rear garden is equally impressive, featuring a spacious decking area, partially laid lawn, and a variety of mature shrubs—all enclosed by secure fencing to ensure peace and privacy.





#### Entrance Hall

With access into;

#### WC 5'6" x 4'4"

Complete with a low flush WC and a hand wash basin. With a window to the front elevation.

#### Living Room 13'1" x 16'10"

With laid wooden flooring, feature fireplace and sliding doors opening into the sun room. With double doors opening into the dining room.

#### Sun Room 9'4" x 11'6"

With laminate flooring, skylight, window to the side elevation and bi-folding doors opening onto the rear garden.

#### Dining Room 9'5" x 9'5"

With laid wooden flooring, window to the rear elevation and a door providing access into the kitchen.

#### Kitchen 9'5" x 11'9"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, wine cooler, integrated oven and an electric hob with hood over. With a window to the rear elevation and access into the porch.

#### Porch

With a door to the side elevation and access into;

#### Utility Room 6'7" x 9'9"

Complete with further cabinetry and worktop surfaces. With an inset sink and

drainer and space and plumbing for a washer and dryer. With a window to the rear elevation.

#### Snug/Study 8'2" x 7'1"

With carpeted flooring and a window to the front elevation.

#### Landing

With access into;

#### Bedroom One 10'0" x 11'10"

With carpeted flooring, fitted wardrobes and a window to the front elevation.

#### Bedroom Two 6'9" x 10'0"

With laminate flooring, fitted wardrobe and a window to the front elevation.

#### Bedroom Three 7'10" x 8'10"

With carpeted flooring, fitted wardrobe and a window to the rear elevation.

#### Bedroom Four 6'5" x 9'5"

With carpeted flooring, fitted wardrobe and a window to the rear elevation.

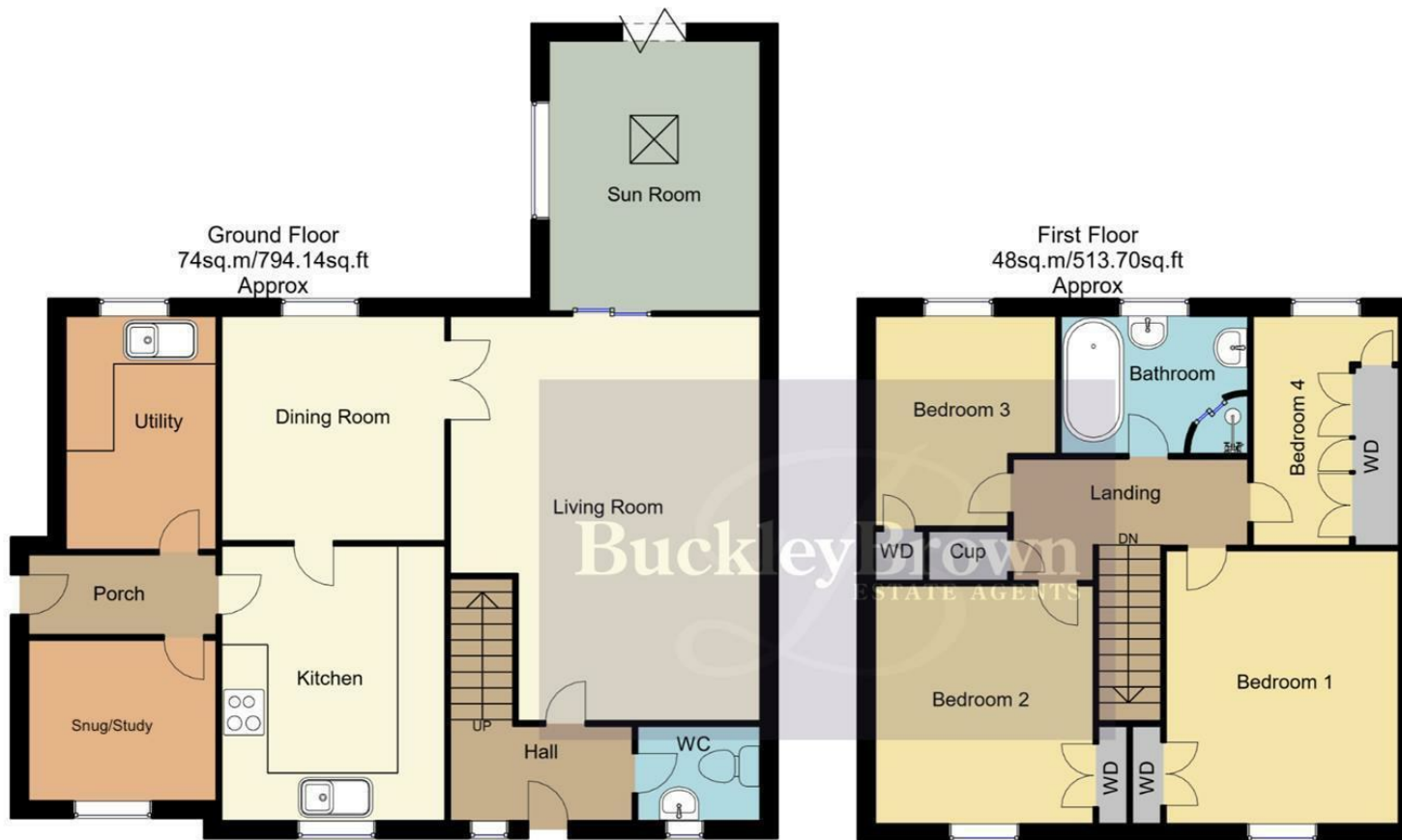
#### Bathroom 7'10" x 5'10"

Complete with a four piece suite including a bath,, shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Outside

To the front, a large driveway provides ample off-street parking. The generous rear garden features a spacious decking area, a partially laid lawn, and a variety of mature shrubs. Surrounded by secure fencing.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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