

## 17 Babbington Street, Tibshelf

£400,000 Freehold

Detached house with land, full planning for four three-bed semis (plus parking), double height extension, garage, workshop, and great village location. Ideal for developers.

Council Tax band: C

Tenure: Freehold

## CALLING ALL BUILDERS/DEVELOPERS

A DETACHED HOUSE WITH LAND AND PLANNING FOR FOUR DWELLINGS... A superb opportunity for builders, developers and renovators alike!

This three-bedroom detached home has land with full planning for the construction of four three bed, three storey semi detached dwellings with parking for eight cars.

This property comes with land and full planning permission already in place, allowing you to begin building immediately. Much of the preparatory work has been completed, ( please ask for more information) providing a solid foundation for your project. The approved plans include a double height extension to the existing detached house, offering fantastic potential to transform and enlarge this attractive home. A rare chance to create something truly special with endless possibilities

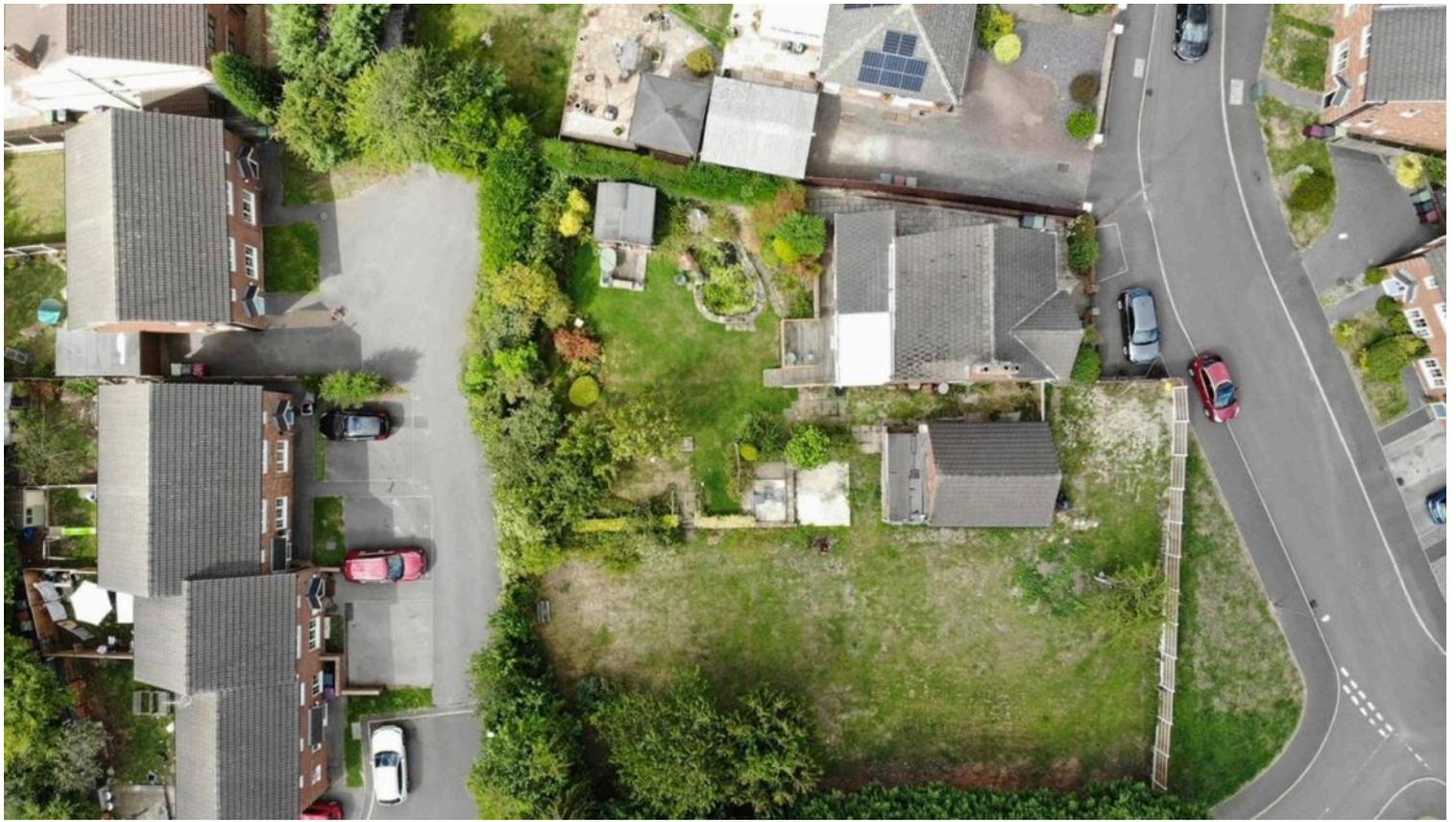
The detached house briefly comprises: Entrance Hall with lovely staircase, cloakroom WC, lounge, separate dining room, fitted kitchen, wet room and a spacious conservatory. To the first floor there are three double bedrooms and a family bathroom. Outside there is a generous garden to the rear and larger than average garage with workshop. The garage and workshop would be ideal for anyone who has a hobby for example wood working or a mechanic.

Planning details are as follows: The local council is Bolsover District - Planning Application 24/00048/FUL - Development of 4 semi-detached dwellings and two storey rear extension to number 17 Babbington Street

If location is your thing, Tibshelf is a popular village with a range of local amenities and facilities to include a late opening Co-op, general store/post office, medical centre, chemist, public houses, fast food outlets, village hall, church and a range of well regarded schooling. The Five Pits Trail runs through the village, which would be of interest for those who enjoy walking or cycling.

Please call Pinewood Properties with any questions you may have or book a viewing on site - pre approved viewings only.





**HALL**

**LOUNGE**

11' 11" x 11' 11" (3.64m x 3.63m)

**DINING ROOM**

13' 6" x 11' 11" (4.11m x 3.63m)

**KITCHEN**

18' 8" x 9' 6" (5.69m x 2.89m)

**CONSERVATORY**

12' 1" x 8' 7" (3.69m x 2.61m)

**WET ROOM**

8' 0" x 6' 0" (2.43m x 1.83m)

**GROUND FLOOR WC**

5' 9" x 3' 10" (1.74m x 1.17m)

**BATHROOM**

9' 6" x 6' 0" (2.89m x 1.83m)

**BEDROOM ONE**

13' 5" x 11' 11" (4.09m x 3.63m)

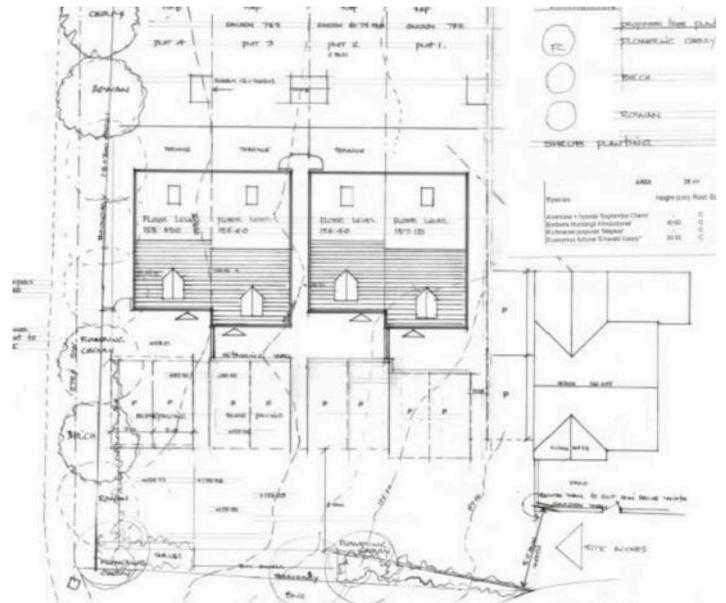
**BEDROOM TWO**

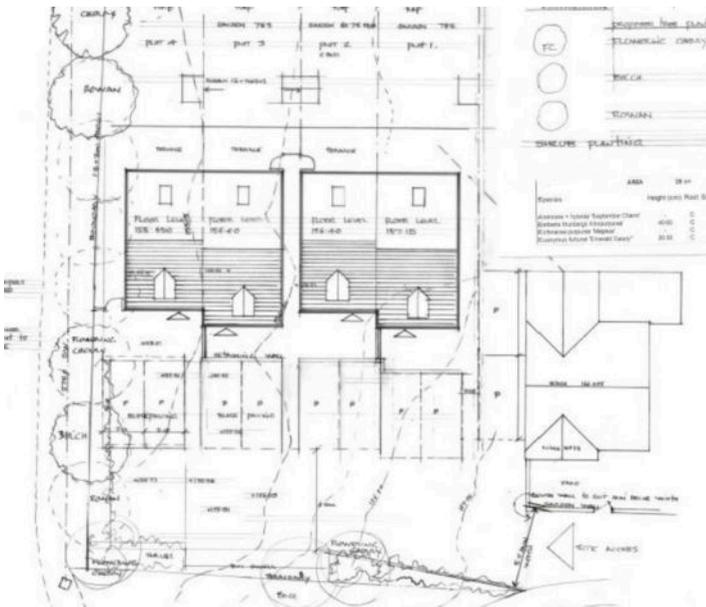
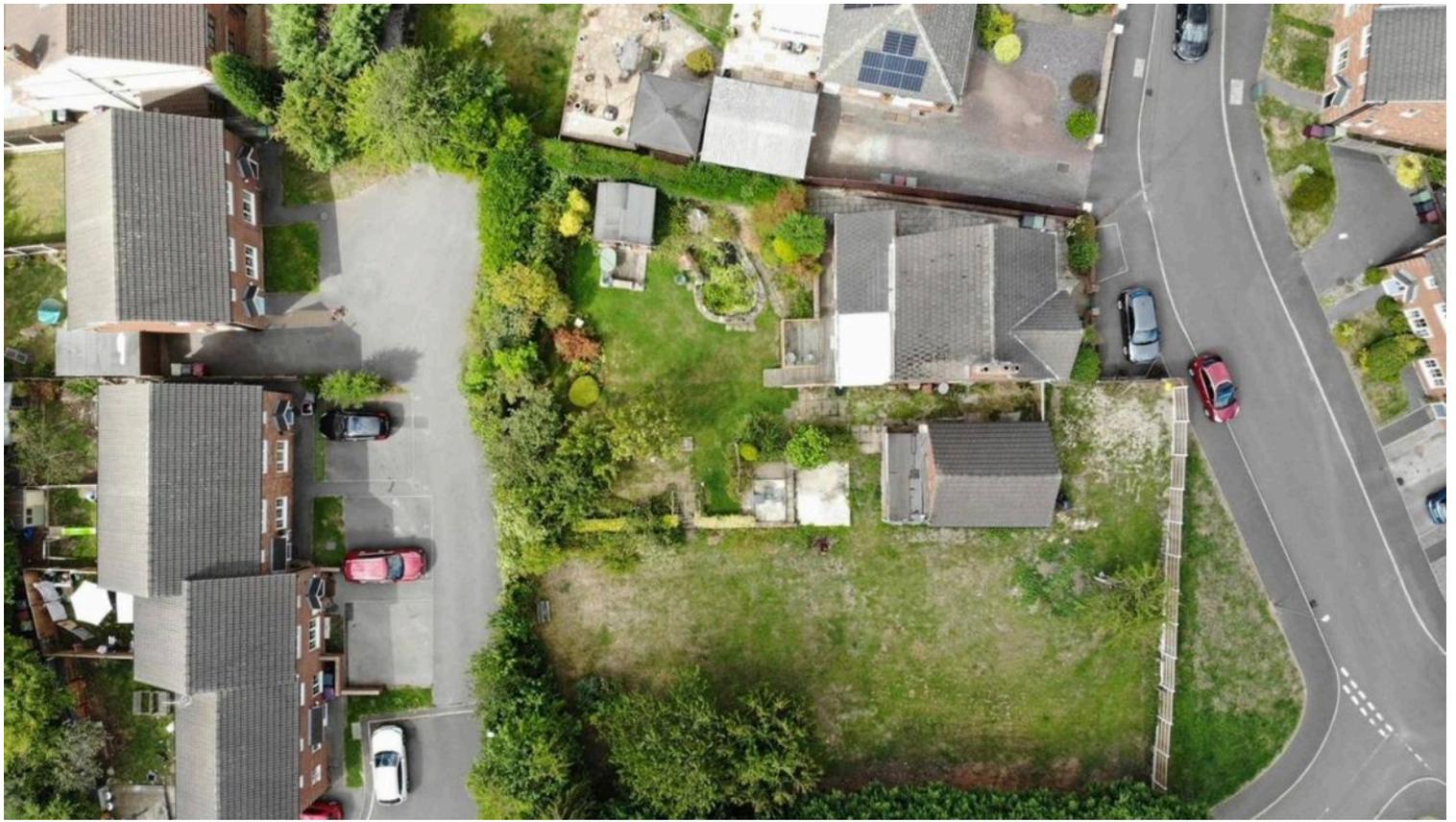
12' 0" x 11' 11" (3.65m x 3.63m)

**BEDROOM THREE**

9' 7" x 9' 6" (2.92m x 2.89m)

**EXTERIOR**





**HALL**

**LOUNGE**

11' 11" x 11' 11" (3.64m x 3.63m)

**DINING ROOM**

13' 6" x 11' 11" (4.11m x 3.63m)

**KITCHEN**

18' 8" x 9' 6" (5.69m x 2.89m)

**CONSERVATORY**

12' 1" x 8' 7" (3.69m x 2.61m)

**WET ROOM**

8' 0" x 6' 0" (2.43m x 1.83m)

**GROUND FLOOR WC**

5' 9" x 3' 10" (1.74m x 1.17m)

**BATHROOM**

9' 6" x 6' 0" (2.89m x 1.83m)

**BEDROOM ONE**

13' 5" x 11' 11" (4.09m x 3.63m)

**BEDROOM TWO**

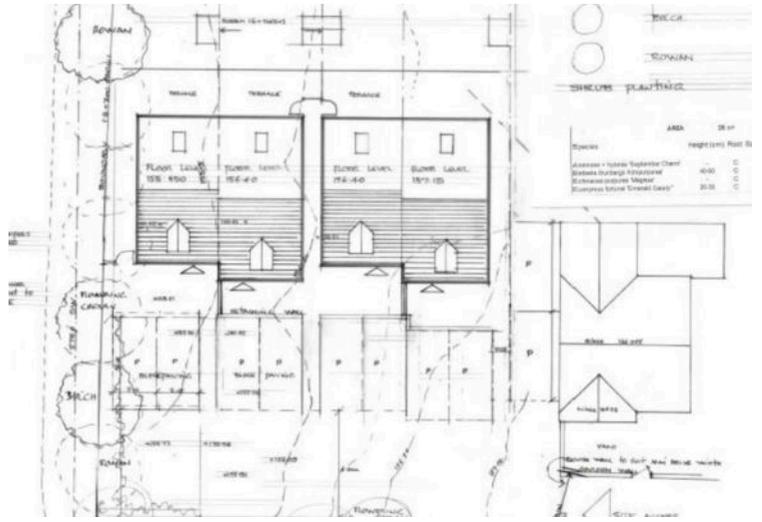
12' 0" x 11' 11" (3.65m x 3.63m)

**BEDROOM THREE**

9' 7" x 9' 6" (2.92m x 2.89m)

**EXTERIOR**

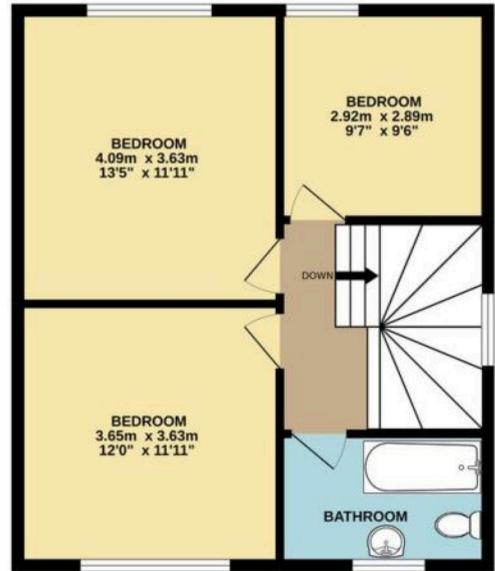




GROUND FLOOR  
68.0 sq.m. (732 sq.ft.) approx.



1ST FLOOR  
50.4 sq.m. (543 sq.ft.) approx.



TOTAL FLOOR AREA : 118.5 sq.m. (1275 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

You can include any text here. The text can be modified upon generating your brochure.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

