



£250,000 Freehold

6 HARRISON LANE | TIBSHELF | ALFRETON | DE55 5LY

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ESTATE AGENTS

A PEACEFUL PLACE TO CALL HOME. Situated in the charming village of Tibshelf, Alfreton, this delightful detached bungalow on Harrison Lane offers a perfect blend of comfort and convenience. The property boasts a timeless appeal, making it an ideal choice for those seeking a peaceful retreat within a friendly community.

Upon entering, you are welcomed into a spacious hall that leads to a generous living room and dining area, perfect for both relaxation and entertaining. The well-appointed kitchen is conveniently located nearby, providing an efficient space for culinary pursuits and everyday living.

The bungalow features two inviting bedrooms, each designed to offer a restful atmosphere. These rooms are well-sized, providing ample space for furnishings and personal touches. The bathroom is thoughtfully designed, ensuring both functionality and comfort for daily routines.

Outside, the property is complemented by a lovely garden, offering a private outdoor space to enjoy the fresh air. This garden presents an excellent opportunity for gardening enthusiasts or simply a tranquil area to unwind and soak up the sun.

In summary, this charming bungalow on Harrison Lane is a wonderful opportunity for those looking to settle in a serene location while enjoying the benefits of a well-designed home. With its spacious living areas, comfortable bedrooms, and delightful garden, it is sure to appeal to a variety of buyers.

Register your interest today by calling our friendly team on 01623 633633.





Hall
Hallway leading to;

Living Room/Dining Room 14'7" x 16'10"

Spacious living room with laminate flooring, central heating radiator, and a bay window to the front elevation, offering plenty of natural light. There is also space for your desired dining furniture.

Kitchen 9'10" x 14'1"

Kitchen with matching cabinets and ample worktop space, featuring integrated appliances including an oven and an inset sink. There is space for additional appliances, a window to the front and side elevation, and room for a small table and chairs. The kitchen also benefits from a spacious storage cupboard and a door to the side.

Bedroom One 12'5" x 11'11"

Spacious master bedroom with laminate flooring, central heating radiator, and a window to the rear elevation.

Bedroom Two 9'10" x 11'11"

Bedroom two is a spacious room with a window to the rear elevation and a central heating radiator, providing a comfortable and well-lit space.

Bathroom 6'6" x 8'6"

Four piece suite with low flush WC, hand wash basin, bath and shower.

Garage 9'8" x 18'0"

Spacious garage with room for a vehicle or storage.

Outside

To the front elevation is a large gravelled driveway with space for multiple cars and a garage, along with a small area of lawn. To the rear is a spacious lawned garden.



Ground Floor
98sq.m/1060.23sq.ft
Approx



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. Specially 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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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