BRICKS + MORTAR

Chatsworth Street, Tibshelf
Alfreton, DE55 5PZ

Having been significantly upgraded, this well-presented home has a south facing garden, views to open countryside, new bathroom, kitchen, radiators, wiring and internal doors. Freshly decorated throughout, the home has a large outbuilding at the end of the garden and is Council Tax band A.

On the ground floor, the entrance hallway leads through to the dining room, sitting room and kitchen, with two sets of patio doors out to the garden. To the first floor are two double bedrooms, a single bedroom and the modern bathroom. The rear garden has an elevated decking area beside the kitchen (perfect for outdoor dining), a lawn and additional decked area at the end of the garden, in front of the shed/outbuilding.

Tibshelf is a popular village located close to Alfreton, Chesterfield, Mansfield and - further afield - Nottingham, Sheffield and Derby. With an infant, junior and secondary school, it has a great community feel. The Five Pits Trail follows the line of the former railway line and there are plenty of other countryside walks and cycle routes nearby. There is a Co-Op, other shops and takeaways in the village, whilst the McArthur Glen designer outlet is only a 15 minute drive away.

- Substantially upgraded by the current owners
- New radiators 2019 and new internal doors
- South facing garden with new decking
- Freshly redecorated
- New fitted kitchen and dishwasher included
- Opened up the sitting room and kitchen
- Council Tax band A
- Stylish new bathroom
- Panoramic views to open countryside
- Fully rewired with new consumer unit

£200,000

Chatsworth Street, Tibshelf, Alfreton, DE55 5PZ

Front of the home
Located on a quiet street, this attractive semi-detached home has on-street parking and a path on the left to a gate to the rear garden. There is a low rendered stone wall around the front garden, with a gravel area and flower bed. A bracket for a hanging basket is affixed to the front wall. Enter the home through the uPVC part-glazed front door.

Entrance Hallway
A bright and welcoming entrance to the home, this hallway has modern laminate flooring, a radiator and high ceiling with light fitting. The current owners have cleverly created this hallway by slightly reducing the size of the adjacent dining room - and it was a great decision! There is an open entrance into the dining room and white Mexicana door with chrome handle into the sitting room.

Dining Room
11'0" x 8'10" (3.37 x 2.7)
We love the decor in this room, with the focal point being the feature brick chimney. The carpeted room has a radiator, rose ceiling light fitting, skirting boards, ceiling coving and a north facing window.

Sitting Room
12'3" x 11'11" (3.75 x 3.65)
Thanks to the current owners opening up the space through to the kitchen and on through to the garden, this is another bright and airy room. A set of double patio doors from the sitting room lead through to the garden. There is an under-stairs cupboard on the left and the room has laminate flooring, a radiator, ceiling light fitting, wall lights and a chimney suitable for display. There is a door to the stairs and an open entrance through to the kitchen.

Kitchen
21'7" x 6'6" (6.6 x 2)
The stylish modern fitted kitchen has a long breakfast bar on the right, with space for five stools below. There are full-height cabinets at each end of the breakfast bar providing good volumes of storage. Opposite is a long worktop with tiled splashbacks and, below, a range of cabinets. Above is one wall-mounted cabinet and a Baxi boiler. Within the worktop is a 1.5 stainless steel sink and drainer with chrome mixer tap and an integral four-ring electric hob and Indesit electric oven. Below is space and plumbing for a washing machine, whilst the dishwasher is included in the sale.

At the end is space for a fridge-freezer and, beyond, space for seating, storage and furniture. The room includes laminate flooring, a ceiling light fitting, radiator and double patio doors to the elevated decked area of the rear garden.

Stairs to first floor landing
Carpeted stairs from the sitting room with a handrail on the right lead up to the long landing. There is a ceiling light fitting, loft hatch and matching white panelled doors with chrome handles to the three bedrooms and bathroom.

Bedroom One
12'3" x 11'1" (3.75 x 3.4)
A large double bedroom at the front of the home, this spacious room has a tall north facing window. The room is carpeted and has a radiator, ceiling light fitting and plenty of space for a king size bed, seating and furniture.

Bedroom Two
9'4" x 5'10" (2.85 x 1.8)
Suitable as a single bedroom, nursery or home office, this room has laminate flooring, a radiator, ceiling light fitting and useful over-stairs cupboard.

Bathroom
9'4" x 5'6" (2.85 x 1.7)
The sleek modern bathroom has a large bath with wall-mounted centrally-positioned chrome mixer tap, so that you can truly stretch out and relax. Above is a corner-positioned mains-fed shower with rainforest shower head and separate hand-held attachment, tiled surround and pivoting glass screen. A ceramic sink with chrome mixer tap sits atop the vanity unit and there is a capsule ceramic WC. The room also includes a vinyl tile floor, radiator, ceiling light fitting, wall-mounted mirrored cabinet and large south facing window.

Bedroom Three

12'7" x 7'0" (3.85 x 2.15)

This double or large single bedroom is situated at the rear of the home, with wonderful views over the rear garden to open countryside. The carpeted room has a radiator and ceiling light fitting.

Rear Garden

This wonderful south facing garden has an elevated decking area immediately outside the kitchen, making it perfect for outdoor dining. From here you have views to the open countryside immediately beyond the garden.

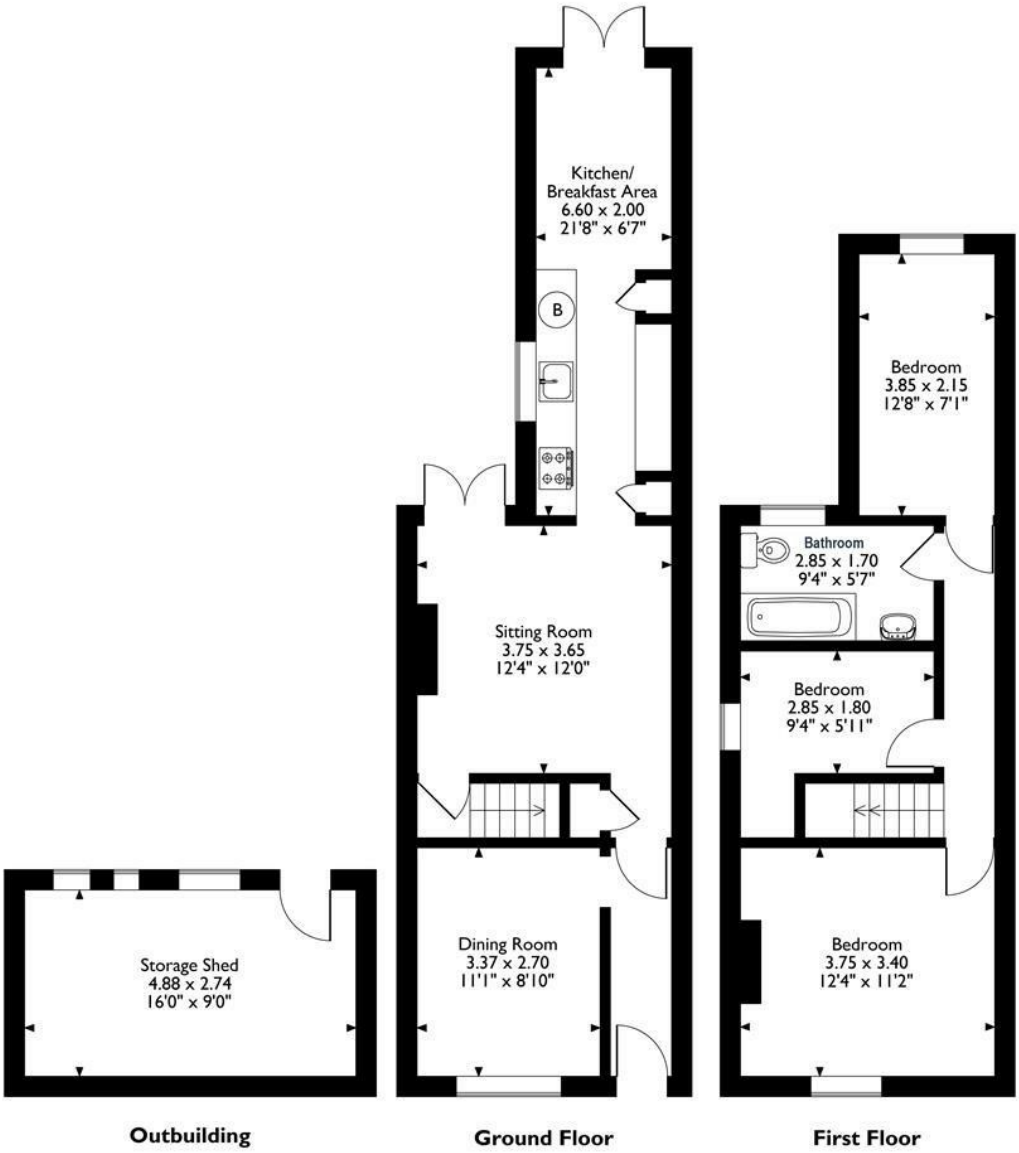
Accessed from the side gate, sitting room and kitchen, there is a useful area by the side of the house for storage and bins. The lawn has flower beds on each side, a timber fence on the left and tall hedge on the right. Stepping stones through the lawn lead to the decked area at the end, with space for seating and outdoor dining. The substantial outbuilding provides a lot of useful additional storage.

N.B. New EPC pending

Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us

3 Chatsworth Street
Approximate Gross Internal Area
96 Sq M / 1033 Sq Ft



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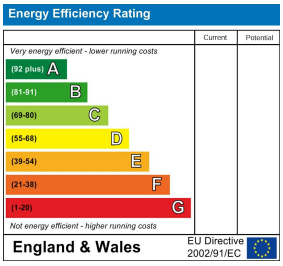

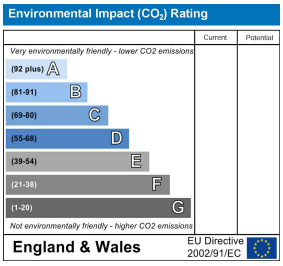

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