



Broadacre Way
Tibshelf Alferton



Property Description

GUIDE PRICE £240,000 to £250,000

Offered for sale with no upward chain. Situated in a popular residential location this modern detached home offers low maintenance accommodation and is ideally located for those requiring access to the M1 motorway. The detached residence has a reception hall with stairs off to the first floor and a ground floor cloakroom with a two-piece suite. The dual aspect lounge has a double-glazed patio door to the rear elevation and a window to the front. The dining kitchen has a range of wall and base units and some integrated appliances. To the first floor are three bedrooms, the master bedroom having an ensuite shower room with a double shower cubicle. The family bathroom has a three-piece suite and overlooks the rear elevation. Externally, the front of the property is open plan with a side driveway providing vehicle standing space. The rear garden is laid to lawn. No upward chain.

Ground Floor

Reception Hall

Having stairs off to first floor accommodation, radiator and laminate floor.

Cloakroom

Two-piece suite comprising of a low flush W/C and wash hand basin. Radiator and window to the front.

Dining Kitchen

10' 3" x 14' 5" (3.12m x 4.39m)

Fitted with a range of wall and base units having work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four-ring stainless steel gas hob with extractor hood over and electric oven. Further integrated fridge and freezer, plumbing for the automatic washing machine and complementary tiled splashbacks and floor. Double-glazed window to the front and rear elevation and radiator.

Lounge

11' 5" x 14' 6" (3.48m x 4.42m)

The dual aspect lounge is a light and spacious room having a patio door to the rear and a window to the front. Complementary laminate flooring and radiator.

First Floor Accommodation

Landing

Double-glazed window to the rear and access to the available roof space.

Bedroom One

11' 5" x 9' 2" (3.48m x 2.79m)

The first measurement has been taken to the front of the fitted wardrobe which provides shelving and hanging space. Further over stairs cupboard providing additional storage. Radiator and double-glazed window to the front.

Ensuite Shower Room

Three piece suite comprising of double shower cubicle, pedestal wash hand basin and low flush W/C. Tiled splashbacks and window to the front.

Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m)

Double glazed window to the front and radiator,

Bedroom Three

8' 5" x 6' 2" (2.57m x 1.88m)

Double glazed window to the rear and radiator,

Bathroom

7' 3" x 5' 1" (2.21m x 1.55m)

This three piece suite has double glazed window to the rear and radiator.

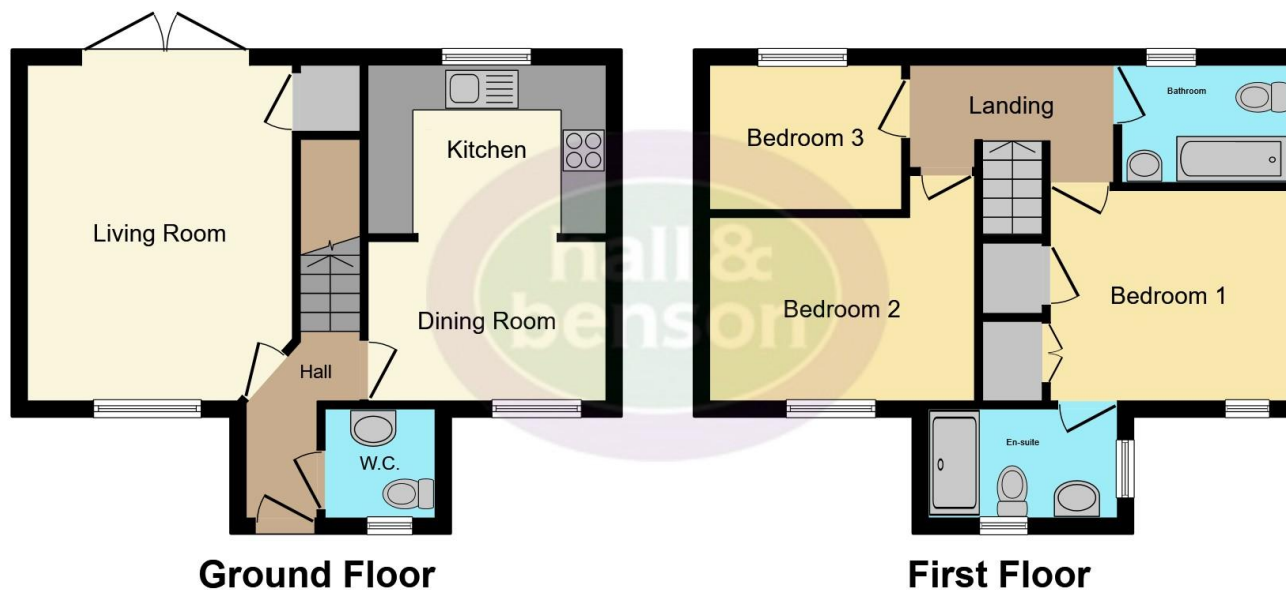
Outside

Externally the front of the property is open plan with a small lawned frontage. To the side is a side driveway providing vehicle standing space. The rear garden itself is laid to lawn and has a fence surround.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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22A High Street
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EPC Rating: B Council Tax
 Band: C

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Tenure: Freehold



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