



Rock House Close, Tibshelf, Alferton, DE55 5LE

Asking Price Of £369,950

- NEW TO THE MARKET - EXTENDED FOUR BEDROOM DETACHED FAMILY HOME WITH ENSUITE TO MASTER, OPEN PLAN LIVING SPACE, MULTIPLE RECEPTION ROOMS, ENCLOSED TIERED GARDEN AND DOUBLE GARAGE - SMARTMOVE HOMES are delighted to bring to the market this excellent detached home in a quiet cul-de-sac in Tibshelf briefly comprising of an entrance hallway, living room, open plan kitchen/diner, sitting/dining room with bi folding doors, study, utility and WC to the ground floor. To the first floor landing there are four good sized bedrooms, ensuite to master and family bathroom, outside there is an enclosed tiered garden, ample off road parking and a detached double garage. To book a viewing please contact Smartmove Homes as soon as possible.

Property Description

GROUND FLOOR

ENTRANCE HALL

Wide entrance hallway with a composite door with side panel windows to the front elevation, central heating radiator, tiled floor and stairs leading up to the first floor landing with open storage underneath.

LIVING ROOM

Spacious reception room with a bay window to the front elevation, solid wood floor, designer radiator and gas feature fireplace with surround and hearth.

STUDY

Window to the front elevation and central heating radiator.

KITCHEN/DINER

Modern fitted kitchen with matching wall and base units, solid wood worktop with inset stainless steel sink and drainer, built in gas hob and electric oven with extractor fan over, integrated dishwasher and space for a tall fridge freezer. Window to the rear elevation, spotlights, tiled floor and central heating radiator.

SITTING ROOM

Bi folding doors to the rear elevation, designer radiator, continued hardwood floor and spotlights.

UTILITY ROOM

Utility room with matching base units, work surface with inset sink and drainer, space and plumbing for a washing machine, door to the side elevation, combi boiler system, tiled floor and central heating radiator.





WC

Downstairs WC with wash basin over vanity unit and WC. Obscure window to side elevation, lighting and tiled floor and central heating radiator.

FIRST FLOOR LANDING

Lost access, central heating radiator and access to the airing cupboard.

MASTER BEDROOM

Double bedroom with window to the front elevation over looking countryside views, fitted wardrobes, central heating radiator and access to the ensuite.



ENSUITE

Modern three piece shower room suite comprising of a single shower cubical with mains fed shower over, WC and wash basin over vanity unit. Obscure window to the front elevation, Aqua board surround, waterproof laminate floor, heated towel rail and extractor fan.

BEDROOM TWO

Double bedroom with window to the front elevation, central heating radiator and recess for wardrobes.

BEDROOM THREE

Double bedroom with window to the rear elevation, central heating radiator and recess for wardrobes.

BEDROOM FOUR

Window to the rear elevation, central heating radiator and recess for wardrobes.



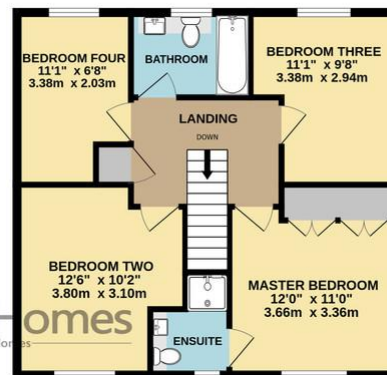
BATHROOM

Modern three piece bathroom suite comprising of a large bath with mixer taps, WC and wash basin over vanity unit. Obscure window to the rear elevation, tiled splash backs, extractor fan, tiled floor and central heating radiator.

GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.2 sq.m.) 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 ©2026

1 High Street, Ripley,
Derbyshire, DE5 3AA

www.smartmovehomes.co.uk
01773 570055
sales@smartmovehomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

