

High Street, Tibshelf.

£265,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this two bedroom detached bungalow in Tibshelf, boasting enviable views to rear elevation with versatile and spacious living accommodation throughout. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Dining Kitchen, Lounge, Dining Room, two double Bedrooms and family Bathroom.

Externally, the property offers impressive plot consisting of ample off street parking to the front elevation with sizeable lawn space bordered by a combination of mature shrubbery and planters with secure wooden gates at the top of the drive. The rear elevation is a decked space with stunning open views to the countryside accessed via sliding patio doors from the house making it a wonderful entertaining space.

FEATURES

- Detached Bungalow In Desirable Location
- Stunning Views to Rear
- Walking distance to local amenities
- Off Street Parking
- Entertaining Balcony



ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite door to front elevation, with wall mounted radiator, wood effect flooring and double glazed UPVC window to front elevation.

Dining Room

15' 9" x 9' 4" (4.80m x 2.84m) With wall mounted radiator, carpeted flooring and double glazed sliding patio doors accessing decked entertaining area.

Dining Kitchen

16' 1" x 10' 8" (4.90m x 3.25m) Featuring a range of base cupboards and eye level units with complimentary worktops that integrate gas hob with accompanying extractor hood, inset sink, double oven and fitted fridge freezer. Stylish tiled splashback covers the workspace whilst wood effect flooring runs throughout. Double glazed windows to front and side elevation, wall mounted radiator, fitted breakfast bar and ceiling spotlights complete the space.

Lounge

11' 10" x 11' 8" (3.61m x 3.56m) With double glazed French doors opening to the front garden, wall mounted radiator and carpeted flooring. The centre piece of the room is wood burner on raised hearth with decorative beam over.

Bedroom One

11' 8" x 8' 10" (3.56m x 2.69m) Featuring a range of full length fitted wardrobes with impressive hanging and storage capacity, wall mounted radiator, carpeted flooring and double glazed window to rear elevation with stunning views.

Bedroom Two

12' 0" x 9' 9" (3.66m x 2.97m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

A tiled three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Two double glazed obscured windows to side elevation, ceiling fitted extractor unit and wall mounted heated towel rail complete the space.

Outside

Externally, the property offers impressive plot consisting of ample off street parking to the front elevation with sizeable lawn space bordered by a combination of mature shrubbery and planters with secure wooden gates at the top of the drive. The rear elevation is a decked space with stunning open views to the countryside accessed via sliding patio doors from the house making it a wonderful entertaining space.

Council Tax

We understand that the property currently falls within council tax band C, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

