

Staffa Drive, Tibshelf.

£295,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this five bedroom detached home on popular residential estate in the highly regarded village of Tibshelf. We recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Lounge, Dining/Living Area, Dining Kitchen & WC to the ground floor all connected by Inner Hallway. Five Bedrooms, family Bathroom and further En Suite are situated to the first floor.

Externally, the property benefits from driveway parking with access to integral garage and front lawn area offering the potential for further parking to the front elevation. The rear enclosed garden is a great space to host or relax with tiered space offering entertaining patio, lawn and mature shrubbery throughout. Timber fencing borders the space making it secure for those with pets and young children.

FEATURES

- Five Bedroom Detached Property
- Family Home with Potential
- Driveway & garage
- Spacious & Versatile Living Accommodation Throughout
- Highly Regarded Village Of Tibshelf
- Walking Distance to Local Schools
- Walking Distance to Local Amenities
- Walking Distance To Five Pits Trail



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via uPVC double glazed door to front elevation with mini wall mounted radiator, wood effect flooring and doorway to;

Lounge

5.99m x 3.93m (19' 8" x 12' 11") With double glazed bay window to front elevation, wall mounted radiator and wood effect flooring. Gas fireplace set in decorative surround forms the centre piece of the room.

Inner Hallway

Accessing all downstairs areas;

Kitchen

4.98m x 3.04m (16' 4" x 10' 0") Featuring a range of base cupboards and eye level units with worktops over and space/plumbing for a range of freestanding appliances. Tiled splashbacks cover the workspace whilst tiled effect flooring runs throughout. Wall mounted radiator, double glazed window to rear elevation and UPVC door accessing rear garden completes the space.

Dining Area

3.34m x 2.42m (10' 11" x 7' 11") With open aspect to Kitchen and living space/study, this space features wood effect flooring and wall mounted radiator.

Living Room/Study

3.45m x 2.29m (11' 4" x 7' 6") With double glazed sliding doors accessing rear garden, wall mounted radiator and wood effect flooring.

Downstairs WC

First Floor

Landing

Bedroom One

2.96m x 2.91m (9' 9" x 9' 7") With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Double fitted wardrobe provides valuable storage capacity. Access to En Suite.

En-Suite

2.40m x 0.91m (7' 10" x 3' 0") A tiled three piece suite including; Walk-in shower, pedestal handwash basin and low level WC.

Bedroom Two

3.14m x 2.55m (10' 4" x 8' 4") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

3.46m x 2.29m (11' 4" x 7' 6") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Four

3.43m x 2.31m (11' 3" x 7' 7") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

Bedroom Five

2.89m x 2.69m (9' 6" x 8' 10") With double glazed window to side elevation, wall mounted radiator and wood effect flooring.

Bathroom

2.54m x 1.47m (8' 4" x 4' 10") A tiled three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to rear elevation completes the space.

Outside

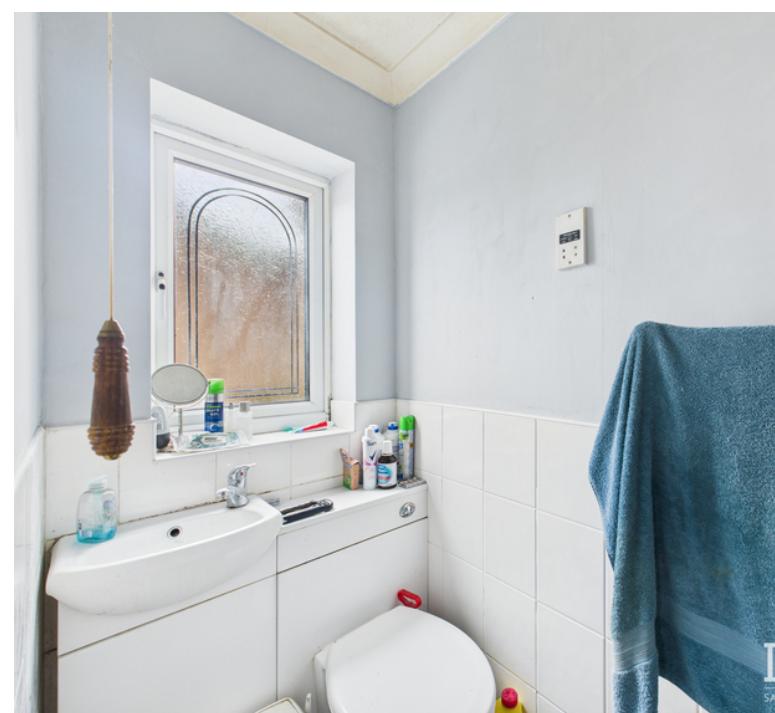
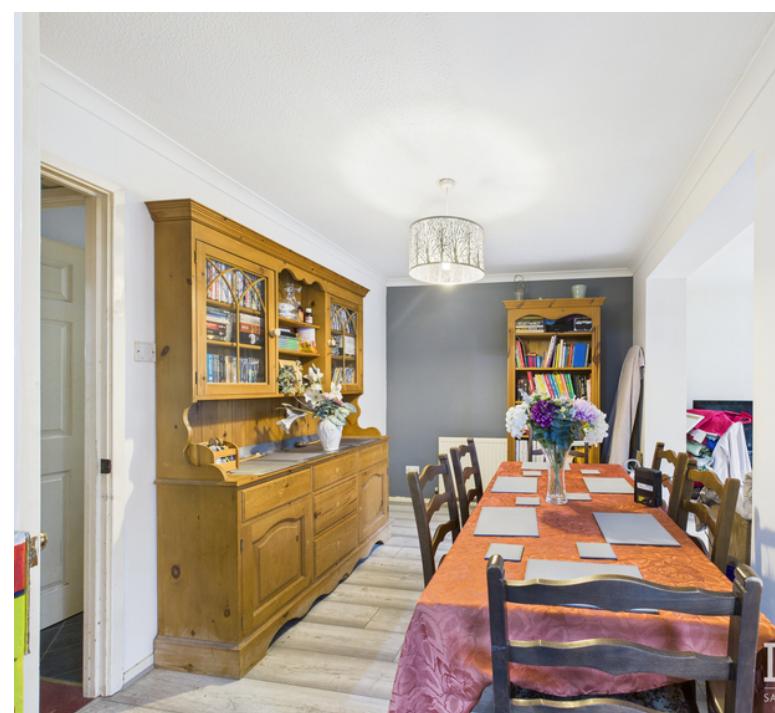
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Council Tax

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

