

Lavender Close, Tibshelf, Derbyshire.

£250,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETTINGS

PROPERTY DESCRIPTION

Derbyshire Properties bring to the the market this modern three bedroomed detached family home situated in the popular village location of Tibshelf.

The property benefits from Gas central heating and double glazing and briefly comprises: Entrance hallway, Lounge/Diner, Fitted Kitchen and Conservatory. To the first floor, three bedrooms, master bedroom having an en-suite shower room and family bathroom.

Enclosed rear garden. Driveway and Integral Garage.

Viewing Recommended.

FEATURES

- Three Bedroomed Detached House
- Popular Village Location
- Lounge and Conservatory
- Fitted Kitchen
- Master Bedroom with En-Suite
- Gas Central Heating and Double Glazing
- Integral Garage and Driveway
- Enclosed Rear Garden
- Cul-De-Sac Location
- Viewing Recommended



ROOM DESCRIPTIONS

Entrance Hall

Approached via a uPVC double glazed front entrance door leading into the hallway. Stairs off to the first floor. Personal door leading in the garage.

Kitchen

12'4 x 5'10 (3.76m x 1.78m)
Having a range of wall and base units with marble effect work surfaces over, incorporating a one and a half bowl sink with drainer. Built in electric oven and hob with extractor hood over, Space for fridge/freezer and plumbing for washing machine. Central heating radiator, uPVC double glazed window to the front elevation and uPVC side entrance door.

Lounge

17'3 x 10'10 (5.28m x 3.31m)
uPVC double glazed window to the rear elevation, Wall mounted log effect electric fire. Sliding uPVC patio doors leading into the conservatory, Central heating radiator.

Conservatory

10'1 x 8'6 (3.08m x 2.60m)
Having tiled floor and french style doors leading to the rear garden.

First Floor

Landing

With access to bedrooms and loft space.

Bedroom One

11'3 x 10'4 (3.44m x 3.16m)
Having a range of built in full height wardrobes. Central heating radiator and uPVC double glazed window to the front elevation.

En-Suite

5'9 x 5'4 (1.77m x 1.63m)
Modern white suit comprising, shower cubicle, low level W.C and wash hand basin. Heated towel rail and opaque uPVC doubled glazed window.

Bedroom Two

10'11 x 9'7 (3.34m x 2.93m)
Having uPVC double glazed window to the rear elevation. Built in wardrobes and central heating radiator.

Bedroom Three

7'8 x 7'6 (2.35m x 2.30m)
Having uPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

8'0 x 5'9 (2.46m x 1.77m)
Having a white suite comprising, low level WC, panelled bath and pedestal wash hand basin, Central heating radiator and uPVC double glazed window to the side elevation.

Outside

To the front of the property there is a driveway leading to an integral garage with up and over door. Lawned area. Enclosed garden to the rear, mainly laid to lawn with mature trees and seating area.

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

