

Rock House Close, Tibshelf, Derbyshire.

£350,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this versatile and incredibly well presented four bedroom detached home. Well proportioned throughout, boasting rear enclosed garden that is perfect for entertaining and offering off road parking for multiple vehicles in addition to double garage, the property makes a wonderful family home.

We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Study, Lounge, Dining Room, Kitchen, Utility Room and WC to the ground floor whilst there are Three Double Bedrooms, a Single Bedroom, One En Suite and Family Bathroom to first floor.

Externally, the property boasts a frontage that includes; off road parking for several vehicles, a small front lawn and a double garage. To the rear elevation, there is a split level space consisting of entertaining patio with reaching countryside views and a lawned area perfect for families with young children and pets. The entire space is enclosed by recently fitted timber fencing.

FEATURES

- Detached Family Home In A Sought After Location
- Rear enclosed garden
- Double Garage
- Off Street Parking for Several vehicles
- Semi rural location
- Countryside Views To Rear
- Study And Dining Room
- Breakfast Kitchen
- Requires Some General Modernisation



ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC double glazed door, with wood effect flooring, wall mounted radiator and carpeted stairs to the first floor. Doorways to; Study, Lounge, Dining Room, Kitchen and WC. Additional store cupboard can be found by the stairs.

Downstairs WC

With corner hand wash basin and low level WC, the space is also equipped with mini wall mounted radiator, tiled flooring and partially tiled walls.

Office

9' 1" x 6' 6" (2.77m x 1.98m) With double glazed window to the front elevation, wall mounted radiator and wood effect laminate flooring.

Living Room

12' 6" x 12' 5" (3.81m x 3.78m) With feature brick built fire place housing gas fire on raised hearth, wall mounted radiator, carpeted flooring and double glazed French doors opening up to the rear patio.

Dining Room

12' 9" x 8' 8" (3.89m x 2.64m) Accessed via internal French doors from Entrance Hall, with wall mounted radiator, carpeted flooring and double glazed French doors accessing patio area.

Kitchen

16' 5" x 8' 8" (5.00m x 2.64m) Featuring a range of base cupboards and eye level units, the kitchen has laminate wrapped worktops with tiled splashback to cover gas hob and stainless steel one and a half bowl sink and drainer unit. Other appliances include; Dishwasher, fridge freezer, gas oven and hob with overhead extractor fan. Kitchen also includes tiled flooring, wall mounted radiator and double glazed window to the front elevation. Access to Utility Room.

Utility Room

10' 4" x 5' 2" (3.15m x 1.57m) Fitted with plumbing for washing machine, the Utility area also houses stainless steel one and half bowl sink, accompanying tiled splashback, base cupboards and wall mounted radiator. Obscured double glazed UPVC door accessing the side elevation.

First Floor

Landing

Providing access to Bedroom One, Two, Three, Four and the Family Bathroom, this carpeted landing enjoys a Gallery Landing feel whilst coming equipped with wall mounted radiator and double glazed window to the rear elevation.

Bedroom One

12' 10" x 9' 7" (3.91m x 2.92m) With double glazed window to the rear elevation, wall mounted radiator, carpeted flooring and double fitted closet unit housing ample shelving/hanging space. Access to En Suite.

En-Suite

6' 9" x 2' 4" (2.06m x 0.71m) A three piece suite including pedestal hand wash basin, tiled shower cubicle with glass door and toilet. Tiled flooring and partially tiled walls both feature, as does double glazed obscured window to side elevation and ceiling fitted extractor fan.

Bedroom Two

11' 4" x 10' 3" (3.45m x 3.12m) With double glazed window to the rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

13' 1" x 7' 0" (3.99m x 2.13m) With double glazed window to the rear elevation, wall mounted radiator and carpeted flooring. Additional closet space behind oak wooden door.

Bedroom Four

8' 11" x 8' 3" (2.72m x 2.51m) With double glazed window to the front elevation, wall mounted radiator and carpeted flooring

Bathroom

7' 4" x 5' 6" (2.24m x 1.68m) A three piece suite comprising; Pedestal hand wash basin, bath with overhead shower and toilet. Tiled flooring and partially tiled walls both feature, as does double glazed obscured window to side elevation, wall mounted radiator and ceiling fitted extractor fan.

Outside

Externally, the property boasts a frontage that includes; off road parking for several vehicles and a small front lawn. To the rear elevation, there is a split level space consisting of entertaining patio with reaching countryside views and a lawned area perfect for families with young children and pets. The entire space is enclosed by recently fitted timber fencing. The property boasts double garage to the front elevation, fitted with light, power and steel up and over doors for access. The loft space of the garage is also bordered out for storage.

Council Tax

We understand that the property currently falls within council tax band E, 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

