

Rock House Close, Tibshelf.

£285,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

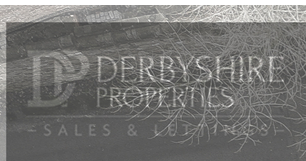
Derbyshire Properties are delighted to offer to the market this detached Family home situated in a much sought after location within the popular Village of Tibshelf available with No Upward Chain. The property requires a scheme of modernisation and briefly comprises; Entrance Hallway with Cloaks/WC, Lounge, separate Dining Room, Kitchen, Utility Room and Conservatory. On the first floor the Master Bedroom has a separate En suite and there are three further Bedrooms and Family Bathroom.

Outside; the property is situated on a generous plot with ample off road parking which in turn leads to an attached single garage with roller shutter doors.

To the rear of the property is a well established garden which is set over different levels to maximise the afternoon sun, having mature borders and fencing to the perimeter all of which offers an excellent degree of privacy.

FEATURES

- Detached Family Home In A Sought After Location
- Family Home with Potential
- Entrance Hallway With Ground Floor Cloaks
- Lounge, Separate Dining Room & Kitchen
- Conservatory and Utility Room
- Master Bedroom With Ensuite plus Three further Bedrooms and Bathroom
- Ample Driveway Parking & Garage
- Generous Plot with Private Enclosed Rear Garden
- Viewing highly recommended



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

The property is approached via a uPVC double glazed front entrance door leading into the Entrance Hallway, with stairs to the first floor accommodation, central heating radiator.

Ground floor Cloaks/w.c.

Fitted with a two piece suite comprising; low flush w.c. and wash hand basin. Tiled flooring and uPVC double glazed window to the front elevation. Central heating radiator.

Lounge

13' 8" x 11' 8" (4.17m x 3.56m) With a uPVC double glazed window to the front elevation, television point and double doors lead to the Dining Room, two central heating radiators. Television point.

Dining Room

13' 7" x 8' 8" (4.14m x 2.64m) With double glazed patio doors leading out to the rear garden and French style doors into the Conservatory. Central heating radiator.

Conservatory

12' 11" x 10' 2" (3.94m x 3.10m) A stone built conservatory with uPVC double glazed windows, under floor heating and door leading out to the rear garden. Tiled flooring.

Kitchen

10' 10" x 9' 4" (3.30m x 2.84m) Fitted with a range of matching wall and base units with match work surfaces over incorporating a one and a half bowl sink and drainer, uilt in double oven and gas hob with extractor hood. There is tiling to the splash back areas, inset spotlights to the ceiling and uPVC double glazed window to the rear elevation. Integrated fridge.

Utility Room

8' 4" x 5' 2" (2.54m x 1.57m) Having basin unit with work surface over incorporating a stainless steel sink, there is plumbing for an automatic washing machine, uPVC double glazed window to the rear and side entrance door. Central heating radiator.

First Floor

Landing

Providing access to the left space, central heating radiator and useful built in storage cupboard. uPVC double glazed window to the side elevation.

Master Bedroom 1

11' 8" x 10' 7" (3.56m x 3.23m) With a double glazed window to the front elevation, central heating radiator.

Ensuite Shower room

Fitted with a three piece suite comprising shower enclosure, low flush w.c. and wash hand basin. Central heating radiator and double glazed window to the side elevation. Tiling to the walls and vinyl floor covering.

Bedroom 2

9' 7" x 9' 4" (2.92m x 2.84m) With a double glazed window to the rear elevation, central heating radiator.

Bedroom 3

10' 5" x 6' 10" (3.17m x 2.08m) With a double glazed window to the rear elevation. Central heating radiator.

Bedroom 4

8' 0" x 7' 3" (2.44m x 2.21m) With a double glazed window to the front elevation, television point and central heating radiator.

Family Bathroom

Fitted with a three piece suite comprising; panelled bath with shower over, low flush w.c. and pedestal wash hand basin. Tiling to the walls and double glazed window to the rear elevation.

Outside

Front Garden

The property is situated on a slightly elevated plot, having a mature open plan front garden and a tarmac driveway provides ample off road parking which in turn leads to the attached single garage. A footpath extends along the side elevation giving access to the rear garden.

Garage

An attached single garage with roller doors, power and light.

Rear Garden

To the rear of the property is a larger than average garden area set over different levels to enjoy the afternoon sun and a spot of al-fresco dining. There is an arrangement of mature borders, shrubs and trees all of which offer an excellent degree of privacy.



FLOORPLAN & EPC

