

Staffa Drive, Tibshelf.

£295,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LET

## PROPERTY DESCRIPTION

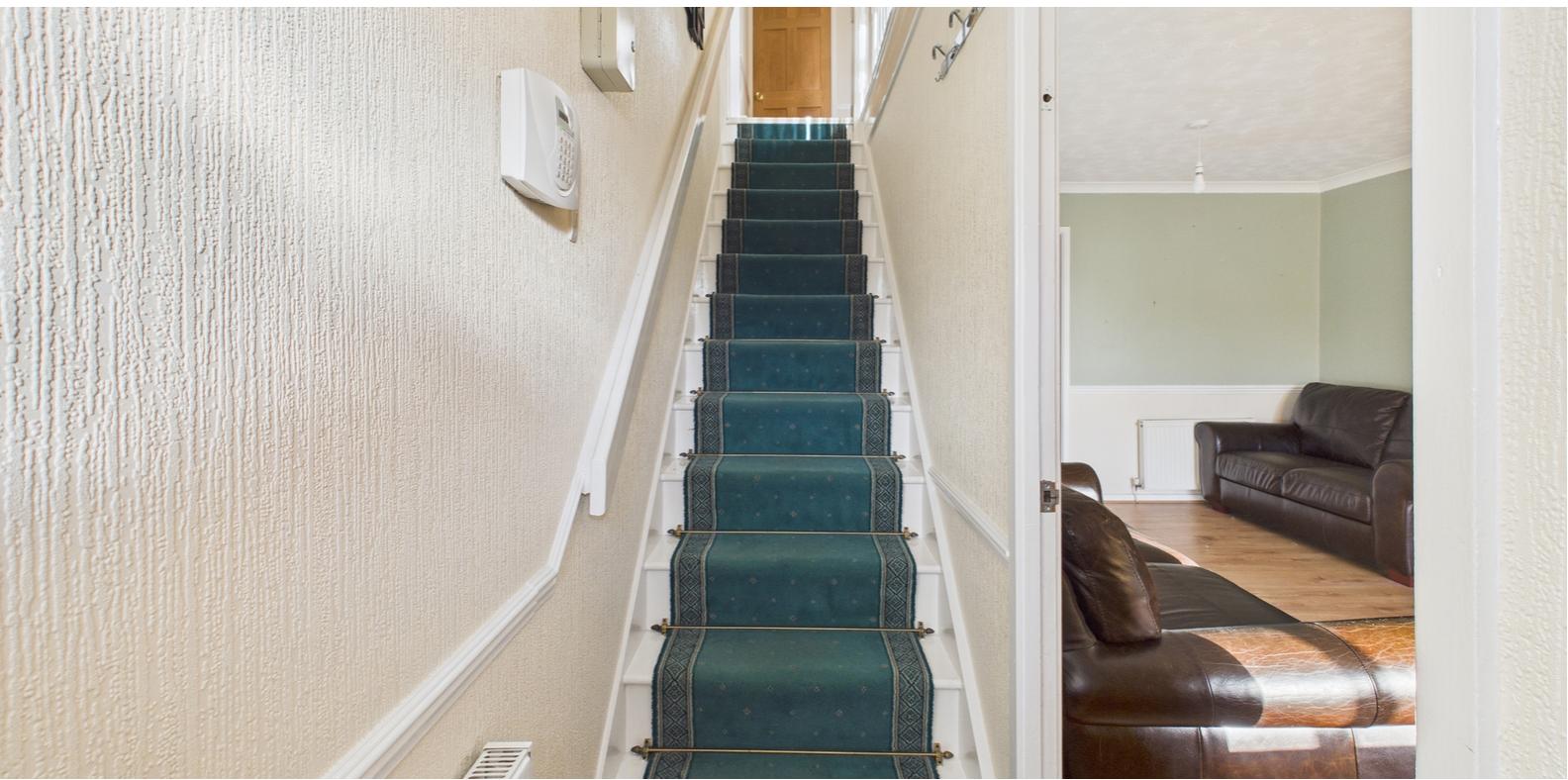
Derbyshire Properties present this four bedroom detached family home on much sought after residential estate. Available to purchase with no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Room, Kitchen, WC & further Living Room to the ground floor with four double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the property boasts block paved driveway with parking for several vehicles to the front elevation. There is access to rear garden via side path. The rear enclosed garden benefits from impressive entertaining patio and further lawn and seating areas ensuring the ideal environment to host or relax. The space features many raised planters and mature shrubbery to its borders also.

## FEATURES

- Detached Home On Popular Estate
- Family Home
- Driveway Parking for Multiple Vehicles
- Walking Distance To Five Pits Trail
- No Upward Chain
- Four Double Bedrooms - En-suite & Family Bathroom
- Owned Solar Panels



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC double glazed door to front elevation with wood effect flooring, fitted storage space and wall mounted radiator.

### Living Room

5.64m x 4.05m (18' 6" x 13' 3") With double glazed bay window to front elevation, two wall mounted radiators and wood effect flooring. The centre piece of the room is electric fireplace set on raised hearth.

### Lounge

4.98m x 2.26m (16' 4" x 7' 5") With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Fitted cupboard provides valuable storage capacity.

### Downstairs WC

### Kitchen

4.13m x 2.80m (13' 7" x 9' 2") Featuring a range of base cupboards and eye level units with complimentary worktops over, extractor hood, tiled splashbacks and inset one and a half bowl sink. Wood effect flooring covers the space whilst wall mounted radiator, double glazed window overlooking rear garden and UPVC double glazed door accessing rear garden complete the area.

### Dining Room

3.22m x 2.68m (10' 7" x 8' 10") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

### First Floor

### Landing

Accessing all bedrooms and the family bathroom, this space benefits from wood effect flooring, oak banister and loft access.

### Bedroom One

3.62m x 2.90m (11' 11" x 9' 6") With two double glazed windows to front elevation, wall mounted radiator and wood effect flooring. Fitted wardrobe provides valuable storage & hanging capacity. Access to En Suite.

### En-Suite

2.42m x 0.97m (7' 11" x 3' 2") A tiled three piece suite including: Shower tray, vanity handwash basin and low level WC.

### Bedroom Two

3.49m x 2.34m (11' 5" x 7' 8") With two double glazed windows to front elevation, wall mounted radiator and wood effect flooring. Fitted wardrobe provides valuable storage & hanging capacity.

### Bedroom Three

3.43m x 2.36m (11' 3" x 7' 9") With two double glazed windows to rear elevation, wall mounted radiator and wood effect flooring. Fitted wardrobe provides valuable storage & hanging capacity.

### Bedroom Four

2.85m x 2.70m (9' 4" x 8' 10") With two double glazed windows to rear elevation, wall mounted radiator and wood effect flooring. Fitted wardrobe provides valuable storage & hanging capacity.

### Bathroom

2.41m x 1.56m (7' 11" x 5' 1") A tiled four piece suite including: Corner shower cubicle, bath, pedestal handwash basin and low level WC. Mini wall mounted radiator and double glazed obscured window to side elevation complete the space.

### Outside

Externally, the property boasts block paved driveway with parking for several vehicles to the front elevation. There is access to rear garden via side path. The rear enclosed garden benefits from impressive entertaining patio and further lawn and seating areas ensuring the ideal environment to host or relax. The space features many raised planters and mature shrubbery to its borders as well as space for greenhouse or shed.

### 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

