

Meadow Close, Tibshelf.

£165,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this two bedroom bungalow in the ever popular village of Tibshelf. Boasting spacious and versatile living accommodation throughout with stunning accompanying views, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Kitchen, Utility Room, family Bathroom and two Bedrooms. New Boiler. Externally, the property benefits from well maintained front and rear lawns. The rear garden is bordered by a wealth of flowers and mature shrubbery and is accompanied by stunning views over the meadows to the rear of the property. The entire rear space is secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Stunning Views To Rear
- Versatile And Spacious Accommodation
- Utility Room
- Fitted Wardrobes to Bedroom One
- Easily commutable to Alfreton
- Perfect for access to M1 and Chesterfield
- Ideal for access to A38
- Recently Fitted Windows to front elevation
- Recently fitted garden fencing
- New Boiler



## ROOM DESCRIPTIONS

### Hallway

Accessed via UPVC door to front elevation with wall mounted radiator, wood effect flooring, two impressive storage recesses and doorways to;

### Living Room

13' 3" x 12' 3" (4.04m x 3.73m) With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Gas fire on raised hearth set in decorative surround forms the centre piece of the room.

### Kitchen

11' 7" x 7' 9" (3.53m x 2.36m) A stylish kitchen featuring a range of base cupboards and eye level units with complimentary wood effect worktops over and integrated appliances including; Electric oven, electric hob with accompanying extractor hood and stainless steel inset one and half bowl sink. Tiled effect flooring runs throughout whilst tiled splashback covers the workspace. Wall mounted radiator and double glazed window to rear elevation completes the space.

### Utility Room

10' 5" x 5' 2" (3.17m x 1.57m) With worktop space of its own, under counter plumbing and UPVC double glazed door accessing rear enclosed garden.

### Bedroom One

12' 0" x 10' 4" (3.66m x 3.15m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe with mirrored sliding doors provide valuable storage/hanging capacity.

### Bedroom Two

9' 4" x 6' 9" (2.84m x 2.06m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

6' 4" x 6' 2" (1.93m x 1.88m) A three piece suite comprising; Double walk-in shower, pedestal handwash basin and low level WC. Airing cupboard provides further valuable storage.

### Outside

Externally, the property benefits from well maintained front and rear lawns. The rear garden is bordered by a wealth of flowers and mature shrubbery and is accompanied by stunning views over the meadows to the rear of the property. The entire rear space is secured by timber fencing making it ideal for those with pets and young children.

### Council Tax

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

