



£369,950

Rock House Close, Tibshelf DE55 5LE

Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

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Step Inside

Key Features

- Versatile And Spacious Detached House
- Entrance Hall And Cloakroom/WC
- Lounge With Feature Fireplace
- Open Plan Kitchen/Dining Room/Sitting Area
- Separate Study/Home Office
- Four Bedrooms, En Suite And Family Bathroom
- Driveway And Detached Double Garage
- Delightful Low Maintenance Rear Garden And Patios
- Desirable Cul De Sac In Sought After Village
- Easy Access To Alfreton Town Centre, A38 And M1

Property Description

Derbyshire Properties are delighted to offer this versatile and well appointed Four Bedroom Detached House located in a sought after village with open countryside views and No Chain/Vacant possession. Detached Double Garage.

Main Particulars

A well proportioned Detached family home with versatile accommodation including an Entrance Hall, Lounge with feature fireplace, Study/Home Office, open plan fitted Kitchen/Dining Area and Sitting Room with Bi Fold doors to the rear. To the first floor are Four Bedrooms (Master with a modern En Suite) and a Family Bathroom.

Outside, a Driveway provides off road parking for several vehicles and leads to a Detached Double Garage with twin up and over doors, light, power and storage to the eaves.

The rear garden is tiered with interesting timber and decked patio areas, perfect for Al Fresco dining. There is a lawned garden and wooden Hot Tub, fuelled by a wood burning stove.

Located in a popular Cul De Sac within the sought after village of Tibshelf, within easy reach of local amenities including schools (Primary and Secondary), shops, pubs and The Five Pits Trail. Easy and convenient access to Alfreton, Derby, The Peak District, A38 and M1.

The house is offered with No Chain/vacant possession. An internal inspection is advised to appreciate the position, views and presentation.

Entrance Hall

Having a modern composite door with frosted glass insert and double glazed window to the side, a central heating radiator, a porcelain tiled floor and stairs lead off to the first floor.

Lounge

18'5 x 11'6 (5.62m x 3.51m)

With a feature. Stone fireplace and hearth housing, a living flame gas fire. There is an oak floor, panelling to the walls, a modern copper coloured vertical radiator, a central heating radiator and a double glazed window bay window to the front.

Study/Office/Playroom

8'11 x 7'5 (2.71m x 2.25m)

With a radiator, an Oak floor and a double glazed window to the front elevation

Open Plan Kitchen / Diner

Kitchen Area - 14'8 x 11'2 (4.48m x 3.40m)

Dining Area - 11'6 x 8'5 (3.50m x 2.57m)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a feature wooden work surface over incorporating a sink/drainage unit

with mixer tap./Hot water tap. Integrated appliances include an electric oven, gas, hob, extractor fan, and dishwasher. There is space for a refrigerator and freezer and an integrated wine rack. Feature Porcelain floor tiling continues through from the hall. There is a double glazed window to the rear and a modern vertical radiator.

The Dining area has a wooden floor, a brick effect exposed wall and a modern vertical radiator. This leads to a Sitting Room.

Rear Sitting Room

9'11 x 8'8 (3.2m x 2.65m)

Open to the Dining Kitchen and having inset spotlighting, a wooden floor, a vertical modern radiator and double glazed Bi fold doors providing access to and views of the rear garden and patio.

Utility Room

7'11 x 5'7 (2.41m x 1.70m)

Having a sink/drainage unit and a door providing access to the rear. Plumbing for an automatic washing machine.

Cloakroom/ WC

Having a low flush WC and a vanity wash hand basin with tiling to all splashback areas and a double glazed window

First Floor

Landing

Having a central heating radiator and access is provided to the roof space

Bedroom One

12'0 x 11'2 (3.67m x 3.40m)

Having feature panelling to the walls, two double built-in wardrobes providing excellent hanging and storage space, a central heating radiator and a UPVC double glazed window to the front elevation providing for reaching countryside views

En-Suite

Having a modern three piece suite comprising a walk-in shower cubicle with mains fed shower over, a vanity wash hand basin with useful cupboard space beneath and a low flush WC. There is herringbone style tiling to splash back areas, a wall mounted mirror, heated towel rail and a UPVC double glazed window.

Bedroom Two

12'11 x 10'9 (3.93m x 3.27m)

Having a feature wood effect floor, a central heating radiator and a UPVC double glazed window.

Bedroom Three

12'2 x 10'8 (3.70m x 3.24m)

Having a feature wood grain effect floor, central heating radiator and a UPVC double glazed window

Bedroom Four

11'4 x 7'1 (3.46m x 2.16m)

Having a central heating radiator and a UPVC double glaze window

Bathroom

Appointed with a three piece suite comprising a panelled bath, a vanity wash hand basin with useful cupboard space beneath and inset WC. There is half tiling to the walls, a heated towel rail and a double glazed window.

Outside

To the front of the property a driveway provides off road parking for several vehicles and leads to a Double Detached Garage with twin up and over doors, light, power and storage into the attic space. A path and steps lead to the front door and a path to the side leads to the rear.

To the rear a path provides access and there is outside lighting. The rear garden is laid out in a low maintenance theme and comprises an extensive decked patio with stone wall to the surround and wrought iron railings. Steps lead to a lawned garden then further wooden seating areas made with railway sleepers which form stepped seating and .patios. There is a timber Hot Tub which is fueled via a wood burning stove and an additional timber patio beyond. The rear garden is perfect for Al Fresco entertaining.

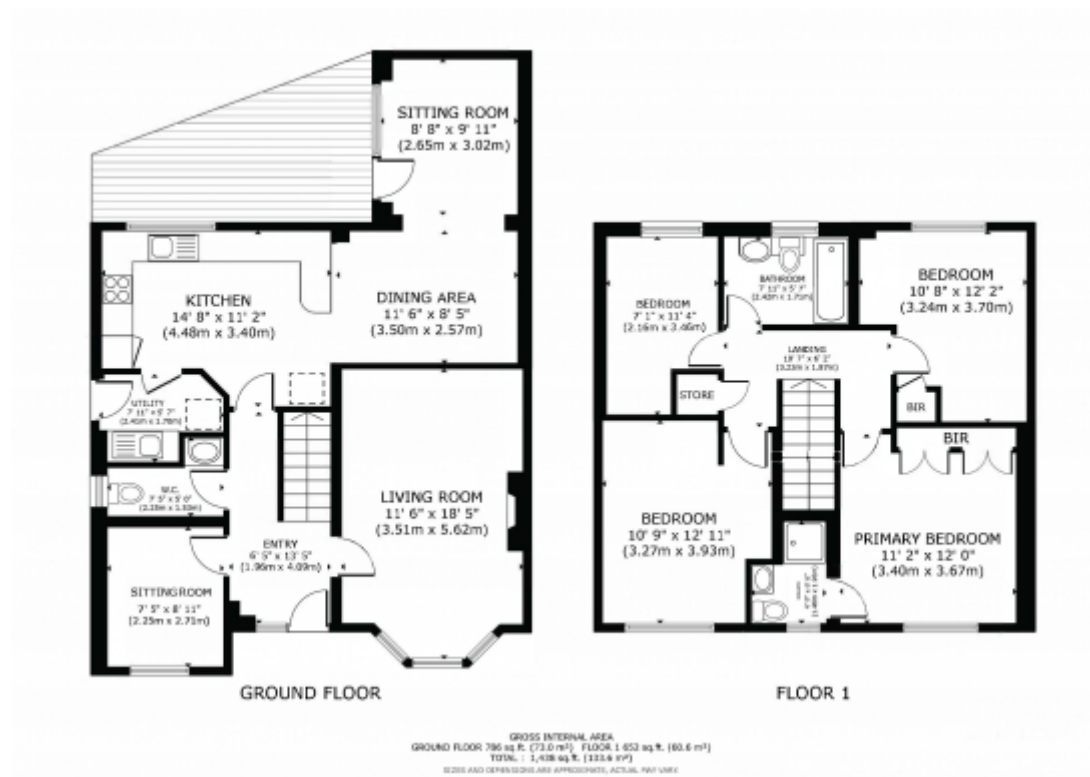
Council Tax

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

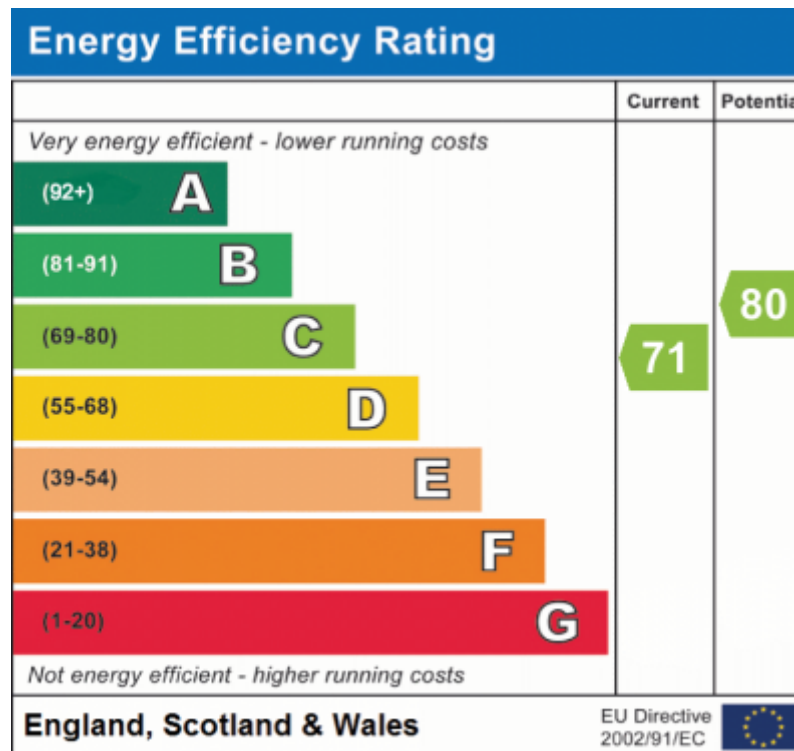
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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