



£330,000

Rock House Close, Tibshelf DE55 5LE

Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

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Step Inside

Key Features

- Detached Family Home In A Sought After Location
- 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
- No Upward Chain

Property Description

Derbyshire Properties are delighted to present this well proportioned detached Family home situated in a much sought after Village location available with No upward Chain. Having spacious accommodation throughout, briefly comprising; Entrance Hallway with ground floor Cloakroom, Lounge, Separate Dining Room, Conservatory and Kitchen plus separate Utility Room. Master Bedroom with En suite and three further Bedrooms plus Family Bathroom. Ample off road parking and attached single garage. Generous garden to the rear. Viewing Highly Recommended!

Main Particulars

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 has the benefit of gas central heating and double glazing and briefly comprises; Entrance Hallway with Cloaks/w.c, 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.

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.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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Telephone: 01773 832355

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