



Cornstone Avenue, Tibshelf, Alfreton, Derbyshire DE55 5QZ

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£245,000

P I N E W O O D



Cornstone Avenue Tibshelf Alfreton Derbyshire DE55 5QZ

£245,000

**3 bedrooms
2 bathrooms
1 receptions**

- Driveway Parking for Three Cars To the Side of the Property
- Three Bed Detached Family Home - Blackthorne Style - Built in 2017 - Builders Warranty Remaining
 - Large Timber Summer House with Lighting and Power - Perfect for Working from Home
 - Overlooking Green Space - Popular Residential Estate
 - Easy Access to the M1 Motorway and Main Commuter Routes
 - Close to all the Village Amenities and The Five Pits Trail for Walking
- Modern Kitchen Diner with Integrated Oven, Hob, Extractor, Dishwasher, Fridge, Freezer and Washing Machine
 - Spacious Lounge with Built in Storage Cupboard and uPVC Doors Leading to the Rear Garden
 - Ground Floor WC - Family Bathroom - Ensuite Shower Room
- Fantastic Landscaped and Fully Enclosed Easily Maintained Rear Garden with Porcelain Patio



Located in the popular village of Tibshelf, this beautifully presented property offers a fantastic opportunity for families and professionals alike. Built in 2018, the home still benefits from the remainder of the builder's warranty, giving peace of mind to prospective buyers.

The property features driveway parking for three cars to the side and boasts a spacious rear garden, fully landscaped for low maintenance, with artificial turf, a porcelain patio, and gravel area. A large timber summer house with lighting and power provides the perfect space for home working or leisure use.

Inside, the accommodation includes a modern kitchen diner fitted with integrated appliances including an oven, hob, extractor, dishwasher, fridge, freezer, and washing machine. The spacious lounge features a built-in storage cupboard and uPVC patio doors that open onto the garden. Additional ground floor benefits include a WC and a welcoming entrance hall.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with an ensuite shower room and built-in storage. A modern family bathroom serves the remaining bedrooms. The property enjoys attractive views over green space to the front and includes practical features such as a UPVC double-glazed window throughout, gas central heating, and loft access.

Situated on a sought-after residential estate, the home is ideally located for access to local amenities, village shops, schools, and the picturesque Five Pits Trail—perfect for walking and outdoor activities. Excellent transport links provide easy access to both Chesterfield, Clay Cross and Mansfield, as well as the M1 motorway, making this a superb location for commuters.

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ENTRANCE HALL/STAIRS AND LANDING

The hall is accessed via a composite front door and features carpeted flooring, painted décor, and a radiator. Stairs rise to the landing includes a uPVC window providing natural light and a radiator.

GROUND FLOOR WC

4'5" x 3'4" (1.37 x 1.03)

Featuring vinyl flooring, a low-flush WC, pedestal sink with chrome mixer tap, tiled splashbacks, and a uPVC frosted window. The room is finished with painted décor, a radiator and an extractor fan.

LOUNGE

14'8" x 11'5" (4.48 x 3.49)

The lounge features carpeted flooring and painted décor, with a built-in storage cupboard for added convenience. Natural light is provided by a uPVC window and uPVC patio doors leading out to the garden, perfect for entertaining.

KITCHEN DINING AREA

10'5" x 6'11" (3.19 x 2.13)

The dining area, open plan to the kitchen, features a uPVC windows, a radiator, and space for a dining table. It is finished with tiled-effect vinyl flooring and painted décor.

KITCHEN

10'5" x 7'3" (3.19 x 2.23)

The kitchen is fitted with a uPVC window and a radiator, complemented by tiled-effect vinyl flooring and painted décor. It features modern grey gloss wall, base, and drawer units with a laminated worktop, a 1.5 bowl sink with chrome mixer tap, built-in oven, four-ring gas hob, extractor fan, dishwasher, fridge freezer, and washing machine.

BEDROOM ONE

11'6" x 10'2" (3.52 x 3.12)

Bedroom one is a double room located at the front of the property, featuring carpeted flooring, painted décor, and a radiator. It includes a built-in cupboard and a built-in wardrobe, with a uPVC window offering views over a green area.

ENSUITE SHOWER ROOM

8'0" x 4'9" (2.45 x 1.47)

The en suite shower room features a low-flush WC and a shower enclosure. It includes a pedestal sink with a chrome mixer tap, tiled surrounds and window sill, and a uPVC frosted window for privacy. The room has vinyl flooring, painted décor, and a radiator for added comfort.

BEDROOM TWO

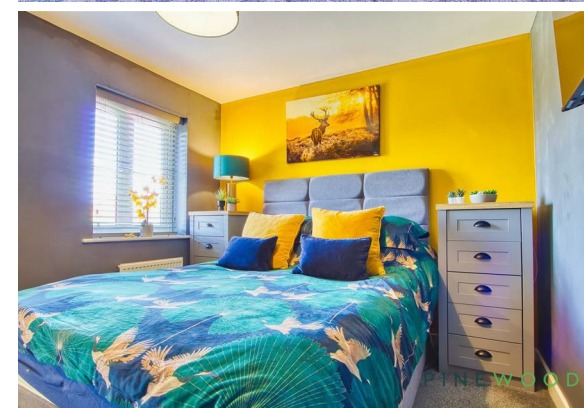
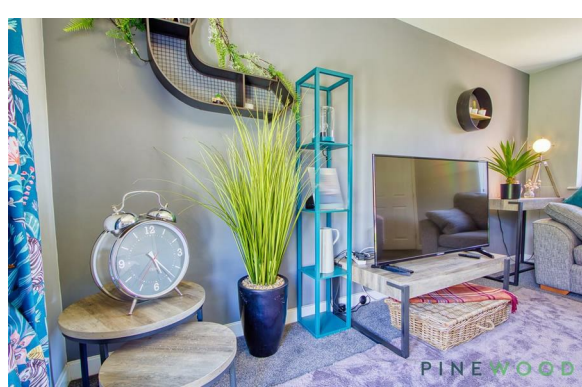
11'5" x 9'10".559" (3.48 x 3.17)

Bedroom two is a double room located at the front of the property, with carpeted flooring and painted décor. It features a uPVC window with views over green spaces, a radiator, and loft access.

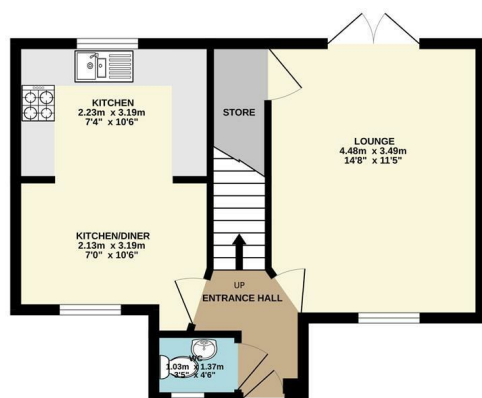
BEDROOM THREE

8'3" x 6'0" (2.54 x 1.85)

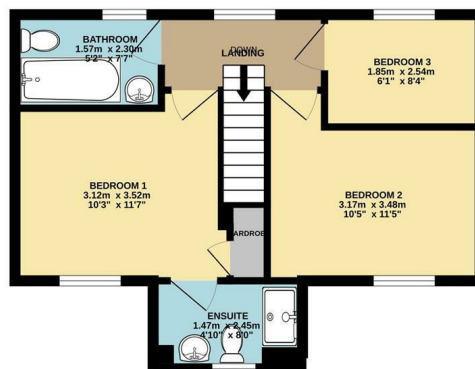
Bedroom three is carpeted and located to the rear of the property, featuring a radiator, uPVC window and painted décor.



GROUND FLOOR
37.1 sq.m. (399 sq.ft.) approx.

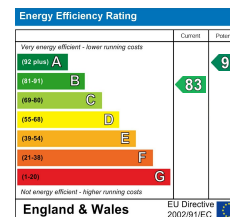


1ST FLOOR
36.5 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 73.5 sq.m. (792 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SOFTWOOD

7'6" x 5'1" (2.30 x 1.57)

The family bathroom is fitted with durable vinyl flooring and decorated with painted walls complemented by tiled surrounds around the bath and sink areas. It includes a classic pedestal sink equipped with a sleek chrome mixer tap, a low-flush WC for water efficiency, and a full-sized bath for comfort. The room is naturally lit by a uPVC frosted window that ensures privacy while allowing soft daylight to enter. A radiator provides warmth.

EXTERIOR AND GARDENS

The rear garden is beautifully landscaped and features low-maintenance astro turf, an porcelain patio, and a gravel area. A timber summer house measuring approximately 2.90 x 3.44 meters provides versatile outdoor space, enhanced by built-in spotlights and power boarding for convenience., the perfect space for working from home, gym or playroom. The front of the property offers driveway parking to the side, accommodating two cars.

GENERAL INFORMATION

Tenure: Freehold
Total Floor Area - 792.00 sq ft / 73.5 sq m
EPC Rating B
Council Tax Band C
Gas Central Heating
uPVC Double Glazing
Loft

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

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Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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