



GRANT'S
OF DERBYSHIRE

Broadacre Way, Alfreton DE55 5RB
Offers Around £195,995

Grants of Derbyshire are pleased to offer For Sale this well presented three-bedroom semi-detached home in the popular village of Tibshelf. This property is ideal for families, first-time buyers, or professionals looking for a modern home in a great location. The ground floor features a bright entrance hall, a modern fitted kitchen, a spacious living room, and a downstairs WC. On the first floor, there are two double bedrooms, a single bedroom/study, and a family bathroom with modern fittings. Outside, the property benefits from a fully enclosed rear garden, and a driveway for off-road parking. The property also benefits from UPVC double glazing and gas central heating throughout. Video tour available. Viewing highly recommended!

Ground floor

The property is entered via the front door which leads into the entrance hall.

Entrance hall 3'9" x 6'9" (1.15 x 2.07)

As you enter the property you are greeted with an entrance hall, with stairs ahead and a door which opens to the kitchen.

Downstairs WC 4'7" x 3'5" (1.42 x 1.06)

Accessed from a door in the entrance hall, this downstairs WC offers a white pedestal sink, low flush WC and an obscured window to the front aspect.

Kitchen 11'8" x 13'5" (3.57 x 4.09)

This light and contemporary kitchen offers a range of modern wall and base units, with an inbuilt electric hob, electric fan assisted oven and extractor hood over. There is ample space for table and chairs, and plenty of natural light is provided from the front aspect window.

Living room 14'11" x 11'9" (4.55 x 3.60)

This spacious living room has plenty of natural light from the rear aspect french doors, giving a pleasant outlook of the private garden. This room also offers useful understairs storage.

First floor

Stairs from the entrance hall lead up to the first floor.

Bedroom One 14'7" x 9'8" (4.46 x 2.97)

This double bedroom offers plenty of natural light from the large front aspect window. There is also an inbuilt wardrobe, which is ideal for storage space.

Bedroom Two 8'7" x 9'9" (2.63 x 2.99)

Another double bedroom which offers plenty of natural light from the rear aspect window, looking out over the garden.

Bedroom Three/Study 6'0" x 6'8" (1.85 x 2.05)

This bedroom would be an ideal home office, dressing room or single bedroom.

Bathroom 8'5" x 5'5" (2.57 x 1.66)

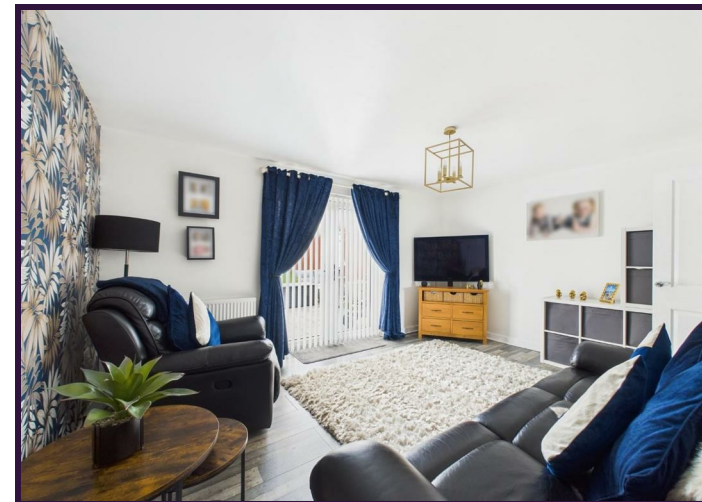
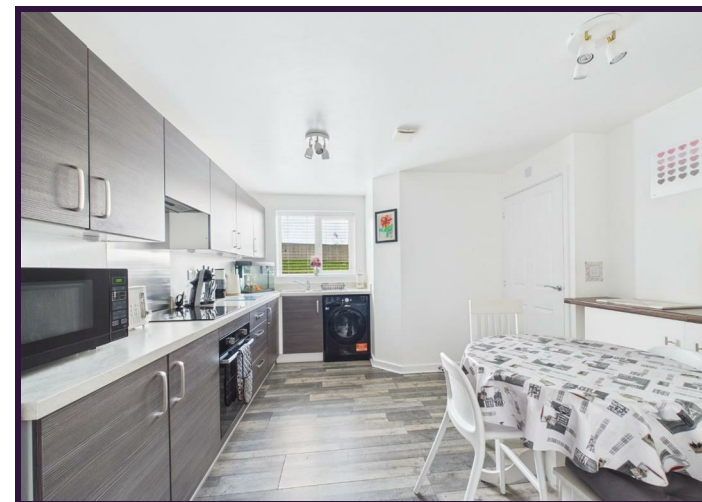
This contemporary bathroom is fitted with a three piece suite comprising panelled bath with shower over, pedestal wash basin and low flush WC. There is an obscured double glazed window to the side aspect and modern vinyl flooring.

Outside/parking

This property offers a fully enclosed rear garden, and a driveway to the front for off-road parking.

Council Tax Information

We are informed by Bolsover council that this home falls within Council Tax Band B.





Floor 0

Approximate total area⁽¹⁾
34.9 m²
375 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 1 standard.

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Bedroom Three/Study
1.85 x 2.05 m
6'0" x 6'8"

Landing
1.85 x 2.63 m
6'0" x 8'7"

Bedroom Two
2.63 x 2.99 m
8'7" x 9'9"

Bathroom
2.57 x 1.66 m
8'5" x 5'5"

Bedroom One
4.46 x 2.97 m
14'7" x 9'9"

Floor 1

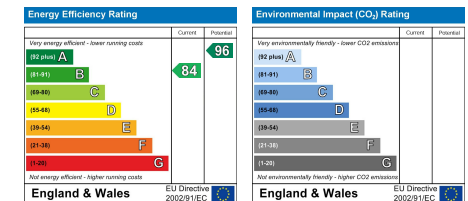
Approximate total area⁽¹⁾
31.9 m²
343 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



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