



MILL FARM DRIVE | TIBSHELF | ALFRETON | DE55 5QL



HOME TO LOVE!... Is exactly how we would describe this wonderful four-bedroom, detached home which we are certain you will adore! Presented beautifully throughout with quality fixtures and fittings and a great canvas for you to come in and add your own style. Not only that, but this home offers an excellent internal layout, offering plenty of space for a growing family.

As you approach this house you will notice how proud it stands, with a driveway to the front providing off-road parking and an integral garage which is fantastic for extra storage space or potential workshop. Stepping inside, you'll immediately get a sense of the abundance of room on offer, starting with the welcoming hallway which is finished beautifully with parquet flooring. From here, you can gain access to the living room. This space is certainly the hub of this home and is filled with that warm and homely feel. There are French doors which provide convenient access to the rear garden which will be ideal for those warm summer months. Just next door is the contemporary kitchen complete with a range of gloss cabinets and a complementary work surface. Along with integrated appliances and dual aspect windows which flood the room with natural light. In addition there is a spacious dining room, which is excellent for hosting.

The first floor offers four versatile bedrooms with the added benefit of an en-suite to the master and stylish fitted wardrobes to three of the bedrooms, what's not to love? There is also a family bathroom complete with a panelled bath, pedestal sink and WC.

The rear garden is equally as great, with driveway to the front which in-turn leads to an integral garage. Along with an enclosed garden to the rear with a lawn and well-sized patio area that hosts the ideal space for evening drinks in the summer!





Entrance Hallway
With parquet flooring, central heating radiator and carpeted staircase leading to the first floor.

Living Room 11'3" x 15'7"
With carpet to flooring, central heating radiator and French doors leading outside.

Kitchen 9'8" x 13'11"
Fitted with gloss wall and base units, work surface, integrated oven, dishwasher, gas hob, extractor fan, inset sink with a mixer tap above, down lights and dual aspect windows.

Dining Room 8'7" x 9'3"
With storage cupboard, central heating radiator and window to the front elevation.

WC
Fitted with a low flush WC, pedestal sink, parquet flooring and central heating radiator.

Bedroom One 12'0" x 14'0"
With carpet to flooring, central heating radiator, fitted wardrobe, window to the front elevation and access to an en-suite.

En-Suite 4'11" x 8'0"
Fitted with an enclosed shower, low

flush WC, pedestal sink and an opaque window to the side elevation.

Bedroom Two 8'11" x 14'0"
With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

Bedroom Three 7'4" x 11'6"
With laminate flooring, central heating radiator and window to the rear elevation.

Bedroom Four 9'2" x 9'3"
With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bathroom 6'8" x 11'6"
Complete with a panelled bath, low flush WC, pedestal sink, central heating radiator, extractor fan and an opaque window to the side elevation.

Outside
With driveway to the front elevation which in-turn leads to an integral garage. Along with an enclosed garden to the rear with a patio seating area, lawn and fence surround.



Ground Floor:
67Sq.MT/219.82
Approx.

First Floor:
61Sq.MT/200.13
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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