



MILL FARM DRIVE | TIBSHELF | ALFRETON | DE55 5QQ

BuckleyBrown
ESTATE AGENTS

SPACIOUS & BEAUTIFUL!.. Are just two words of many we could use to describe this excellent semi-detached home! Presented immaculately throughout with two bedrooms and a stylish interior, this property offers an excellent blank canvas for you to add your own stamp on! The location is great too, being within close proximity to the M1, making it perfect for commuting!

Upon entry, you will be welcomed into the hallway, where you'll have access to the kitchen on your left. This space boasts a fantastic range of neutral wall and base units for you to utilise, along with sleek integrated appliances and space for a dining set. From here, you can move into the beautifully bright and airy living area, where you can settle down and relax after a long day. Along with French doors leading out to the rear garden, providing that delightful indoor-outdoor feel in those summer months. In addition, there is a handy WC for guests to utilise.

The first floor is comprised of two well-appointed bedrooms, both of which have been kept to a brilliant standard throughout. There is also a stunning family bathroom fitted with a three piece suite with full height tiling and a chrome overhead shower. What's not to love?

The rear garden completes the home wonderfully and features patio tiles and a low-maintenance lawn where you can enjoy alfresco dining, a spot of sunbathing or a tasty BBQ with friends and family! Together with surrounding decorative shrubbery. If that's not enough, you'll also find a driveway to the side elevation for convenient off-street parking.





Kitchen/Dining Room 9'0" x 14'4"

Complete with neutral cabinets and units, work surface, integrated oven, gas hob, splash back, extractor fan, integrated fridge freezer, dishwasher and an inset sink and drainer with a mixer tap above. Together with a window to the front elevation.

Living Room 9'7" x 13'0"

With carpet to flooring, central heating radiator and French doors leading outside.

WC

Complete with a low flush WC and wash hand basin.

Bedroom One 8'8" x 13'1"

With carpet to flooring, central heating radiator and window to the rear elevation.

Bedroom Two 8'3" x 13'1"

With carpet to flooring, central heating radiator and window to the front elevation.

Bathroom 6'3" x 6'6"

Complete with a panelled bath,

low flush WC, pedestal sink, full height tiling, overhead shower, modern tiling and an opaque window to the side elevation.

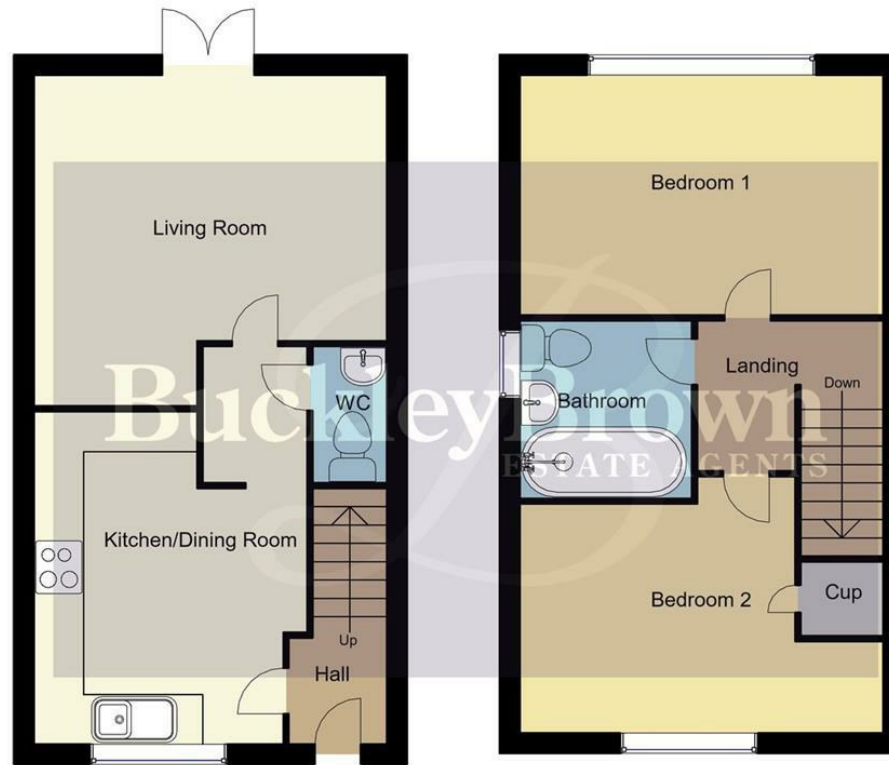
Outside

With a tarmac driveway to the side elevation providing handy off-street parking. Along with an enclosed garden to the rear with a patio tiles, maintained lawn and surrounding fence.



Ground Floor:
33Sq.MT/355.21Sq.FT
Approx.

First Floor:
34Sq.MT/365.97Sq.FT
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 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 | | | 97 |
| (92 plus) A | | | |
| (81-91) B | | 83 | |
| (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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