



Offers Over £220,000 Freehold

MILL FARM DRIVE | TIBSHELF | ALFRETON | DE55 5QQ

BuckleyBrown
ESTATE AGENTS

A BEAUTIFUL HOME!...Welcome to this modern detached three-bedroom house, perfectly positioned on a desirable corner plot. This beautifully presented home offers a blend of style and functionality, ideal for contemporary living.

Upon entering, you are greeted by a spacious and bright living room, featuring a box bay window that floods the room with natural light. The complementary decor enhances the inviting atmosphere, making it an ideal space for relaxation and entertaining. The stylish kitchen is a highlight of the home, fitted with sleek wall and base units that provide ample storage. The integrated appliances and generous worktop space finish this space perfectly. French doors open out to the rear garden, seamlessly connecting indoor and outdoor living. Adjacent to the kitchen is a lovely dining area, perfect for family meals or entertaining guests. Completing the ground floor is a handy WC.

The first floor comprises three versatile bedrooms, each offering a great canvas. The main bedroom benefits from an en-suite, providing a luxurious feel. A modern bathroom off the landing serves the remaining bedrooms, ensuring convenience for all.

Outside hosts an enclosed garden with a lawn and surround. There is also handy off-street parking. Don't miss the opportunity to make this excellent property your new home!





Living Room 11'5" x 14'8"
With carpet to flooring, central heating radiator and box bay window.

Kitchen 7'3" x 10'5"
Fitted with modern wall and base units, work surface, integrated oven, gas hob, splash back, inset sink with a mixer tap above, extractor fan and an integrated fridge freezer. Along with a central heating radiator, paneling, dual aspect windows and French doors leading outside.

WC
Fitted with a low flush WC, wash hand

basin, central heating radiator and an opaque window to the front elevation.

Bedroom One 9'2" x 13'6"
With carpet to flooring, storage cupboard, central heating radiator, en-suite and a window to the front elevation.

En-Suite 4'10" x 8'5"
Fitted with an enclosed shower, low flush WC, pedestal sink and an opaque window.

Bedroom Two 8'4" x 10'10"
With carpet to flooring, central heating radiator and dual aspect windows.

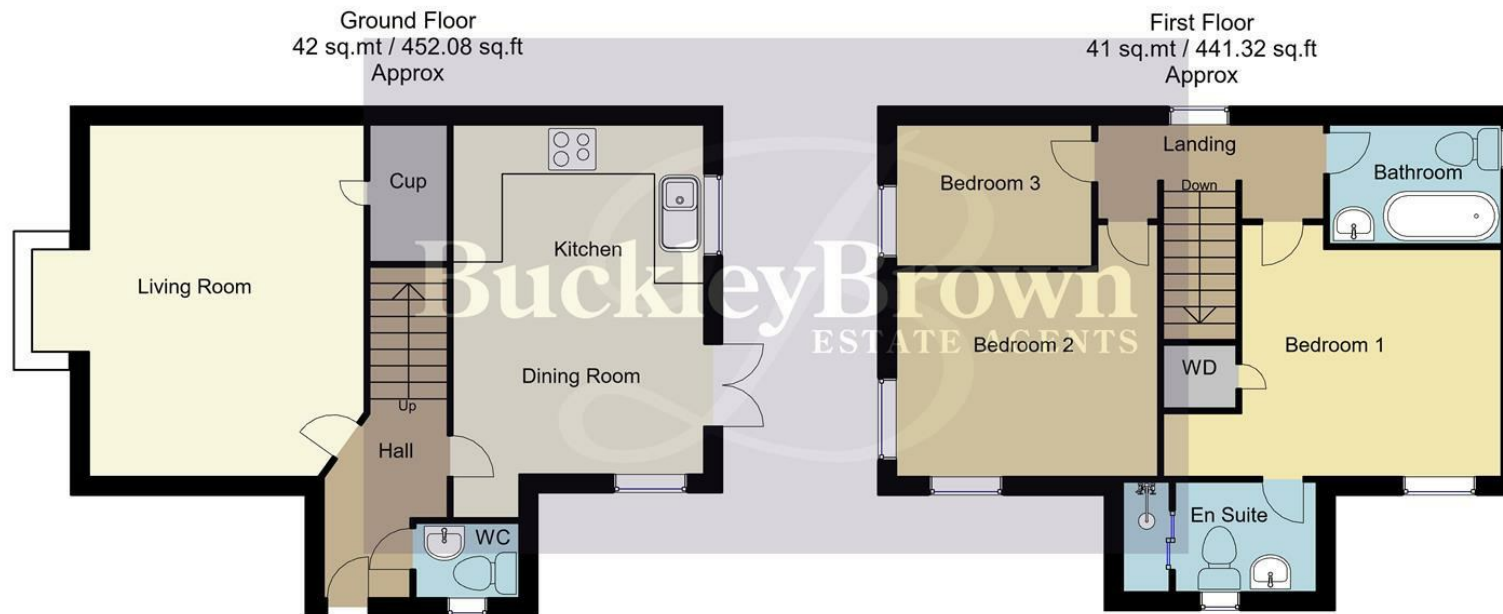


Bedroom Three 6'1" x 8'3"
With carpet to flooring, central heating radiator and window to the side elevation.

Bathroom 5'2" x 7'3"
Complete with a panelled bath, low flush WC, pedestal sink and an opaque window.

Outside
With an enclosed garden with lawn and path. There is also handy off-street parking.





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. Specially 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 | | | 92 |
| (81-91) B | | 79 | |
| (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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