



Guide Price £370,000 Freehold

21 MILL FARM DRIVE | TIBSHELF | ALFRETON | DE55 5QL

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £370,000 - £380,000 ***

We are delighted to present this stunning five-bedroom, three-storey detached family home, perfectly located in the sought-after area of Tibshelf, Alfreton. With modern interiors, generous proportions, and a thoughtful layout, this property is ideal for families looking for style, space, and comfort, all within easy reach of local amenities, schools, and transport links.

Step inside and be welcomed by a spacious entrance hall, complete with a convenient ground-floor WC. The heart of the home is the impressive open-plan kitchen and dining room, designed with modern living in mind. Featuring sleek cabinetry, an island, and Velux windows that flood the space with natural light, it's the perfect setting for both everyday family meals and entertaining guests. Double doors open directly to the rear garden, seamlessly blending indoor and outdoor living. A built-in utility space adds further practicality, keeping the home both stylish and functional. The living room offers a warm and inviting retreat, with double doors leading out to the garden, creating a relaxing space for unwinding with family or hosting friends.

The first floor boasts three well-proportioned bedrooms, including one with the added benefit of its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, providing convenience and comfort for all. The second floor hosts two further spacious bedrooms, offering flexibility for family members, guests, or even a home office.

Externally, the front of the property features a driveway and garage, providing ample off-street parking. The rear garden has been thoughtfully landscaped with a laid lawn, low-maintenance artificial lawn, a decked seating area, and a summerhouse—perfect for outdoor dining, entertaining, or relaxing. Surrounded by secure fencing, it offers a safe and private space for the whole family.

Call today to arrange a viewing!!!





Entrance Hall

With stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

Kitchen/ Dining Room 7'10" x 15'11"

The kitchen is fitted with a range of modern matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level oven, electric hob with hood over and a central island. With velux windows, a window to the front elevation and double doors opening onto the garden. This room offers an open plan design through to the dining room, with ample space for your furnishings. With a utility area and space and plumbing for appliances.

Living Room 16'0" x 16'4"

With carpeted flooring, window to the front elevation and double doors opening onto the garden.

WC 2'11" x 5'4"

Complete with a low flush WC and a hand wash basin.

Landing

Surrounding doors providing access into;

Bedroom Three 9'8" x 11'2"

With carpeted flooring, window to the front elevation and its own en-suite facility.

En-suite 4'3" x 9'8"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the rear elevation.



Bedroom Four 7'10" x 10'2"

With carpeted flooring and a window to the rear elevation.

Bedroom Five 7'6" x 8'7"

With carpeted flooring and a window to the front elevation.

Bathroom 6'2" x 7'10"

Complete with a three piece suite including a bath, low flush WC and a hand wash basin. With a window to the front elevation.

Landing

With access into;

Bedroom One 10'2" x 13'5"

With carpeted flooring and a window to the rear elevation.

Bedroom Two 9'8" x 13'5"

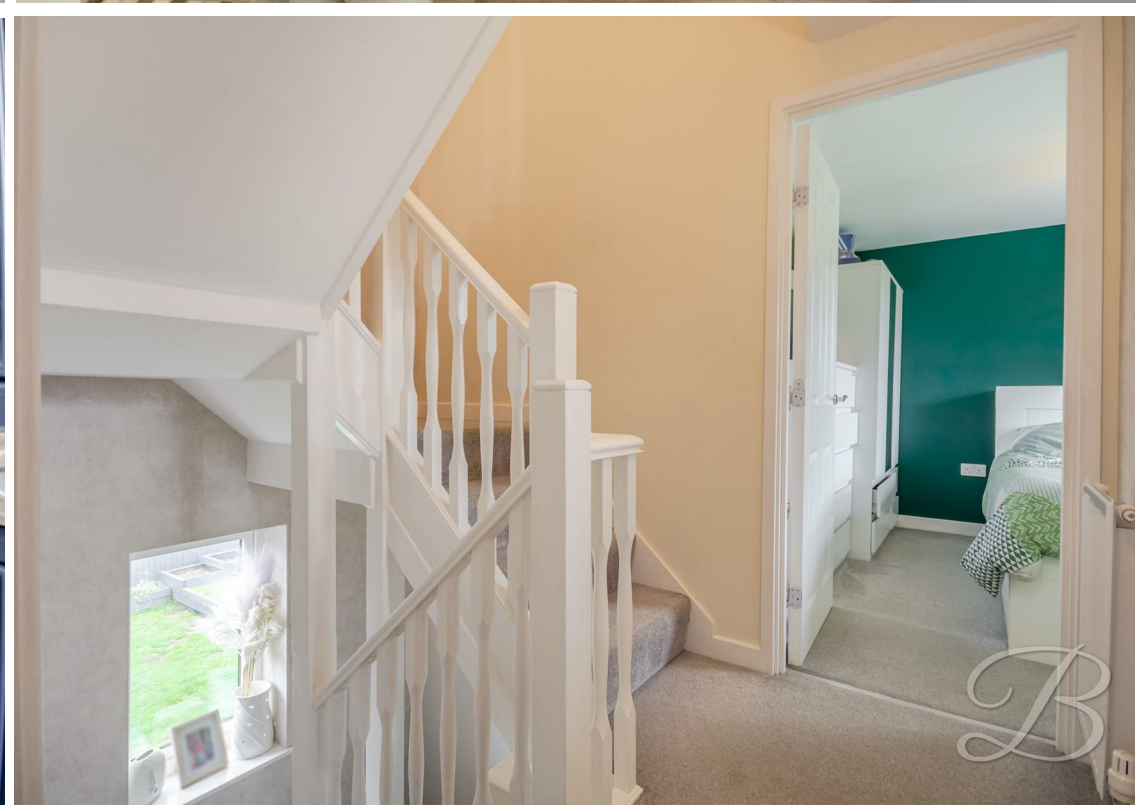
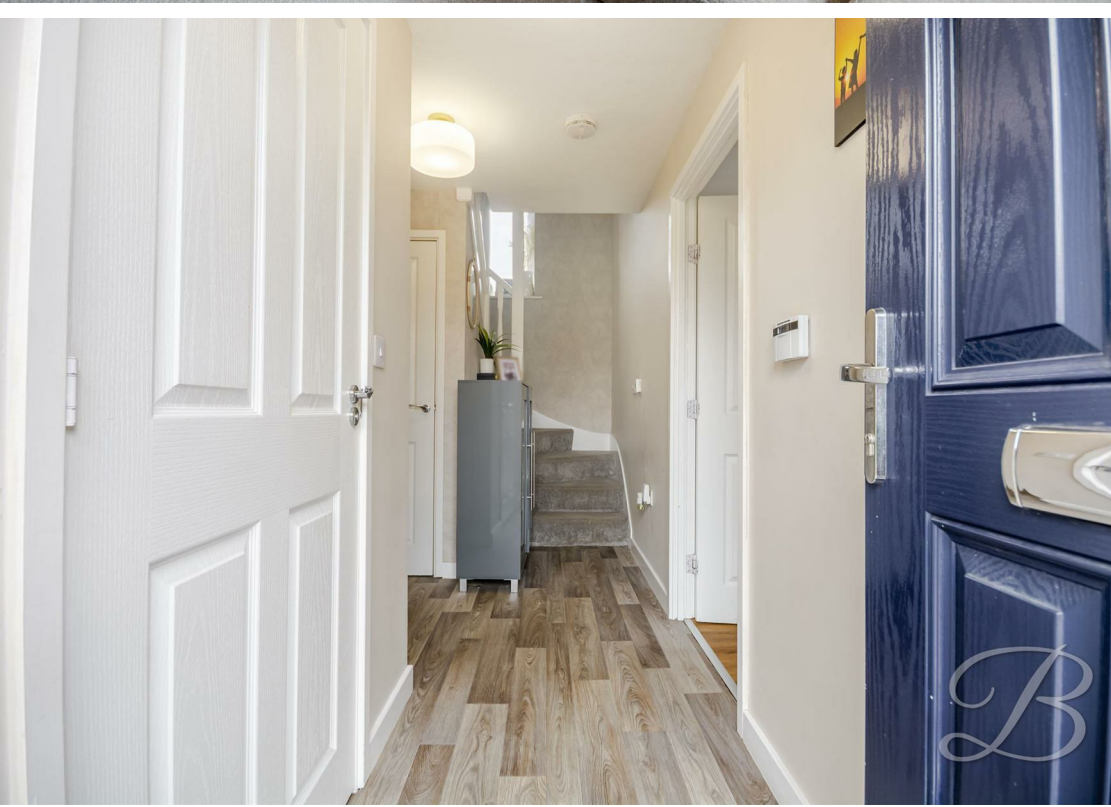
With carpeted flooring and a window to the rear elevation.

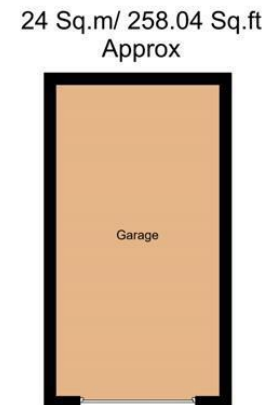
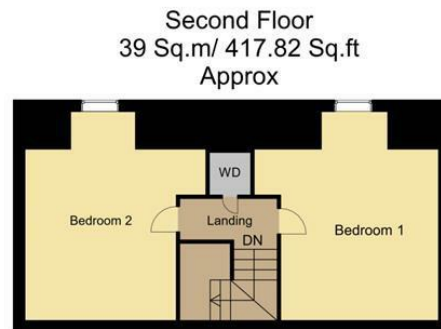
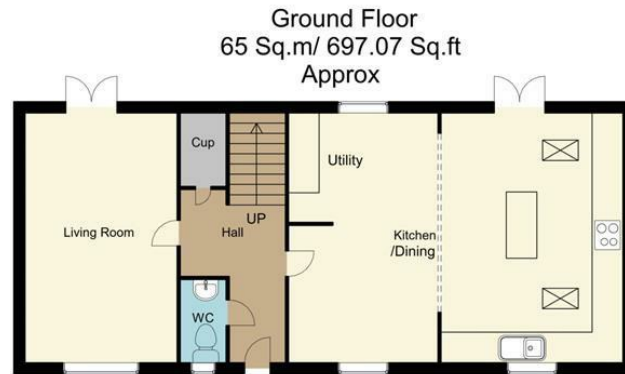
Outside

The front of the property offers a driveway and garage, providing ample off-street parking. The rear garden offers a laid lawn area, artificial lawn area, summer house and a decked seating area and surrounding fences.

Garage 10'6" x 20'0"

Accessible from the front elevation.



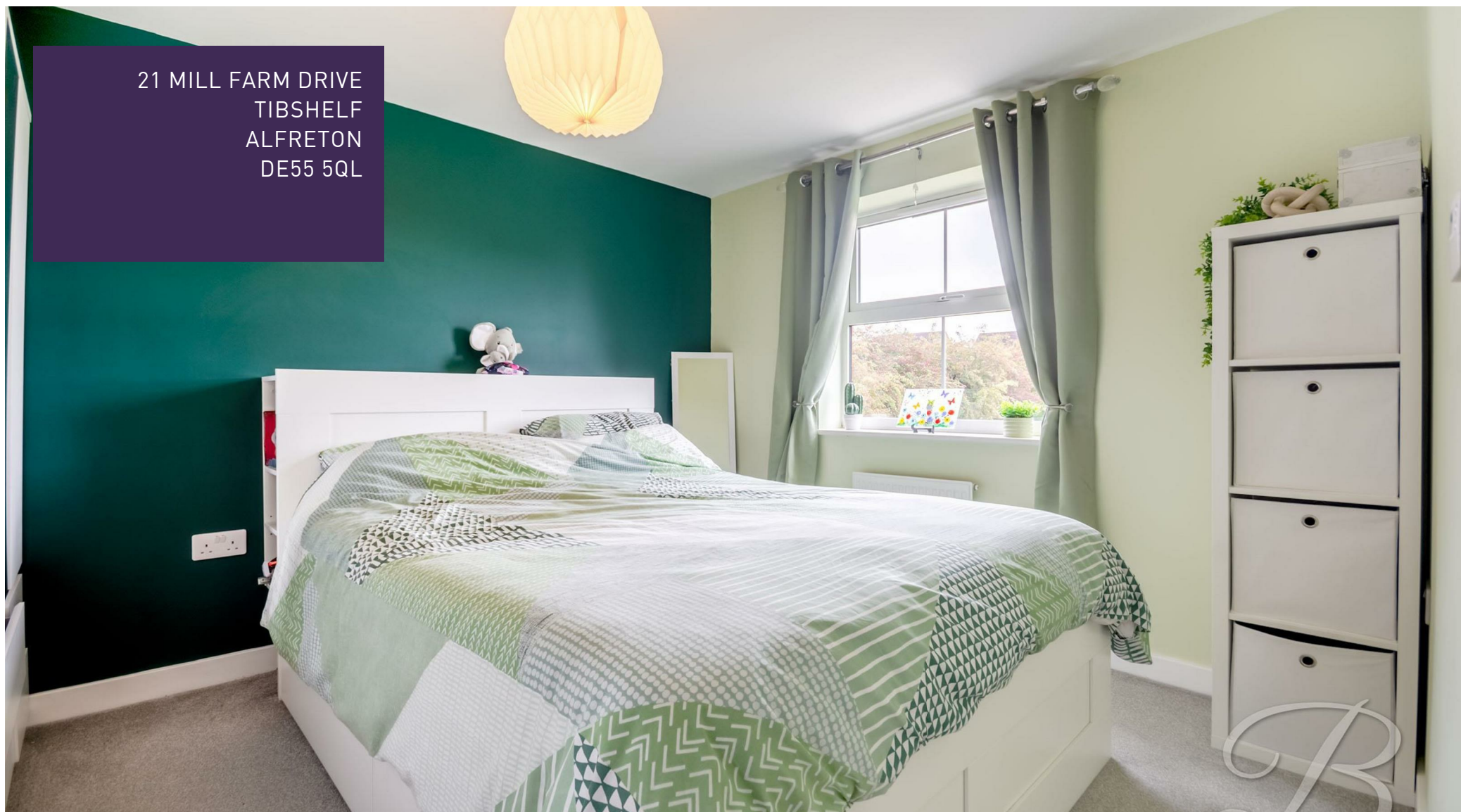


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.
CC Ltd ©2018

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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		

21 MILL FARM DRIVE
TIBSHELF
ALFRETON
DE55 5QL



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BuckleyBrown
ESTATE AGENTS