

Mill Farm Drive, Tibshelf, Alferton, Derbyshire DE55 5QL

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£240,000

PINEWOOD





**Mill Farm Drive  
Tibshelf  
Alfreton  
Derbyshire  
DE55 5QL**



**£240,000**

**4 bedrooms  
2 bathrooms  
1 reception**

- DRIVEWAY PARKING FOR UP TO THREE CARS
- EASY ACCESS TO THE M1 MOTORWAY, MAIN COMMUTER ROUTES AND TOWNS OF CHESTERFIELD, CLAY CROSS, ALFRETON AND SUTTON
- SEMI RURAL LOCATION - CLOSE TO ALL THE VILLAGE AMENITIES - FIVE PITS TRAIL
  - FULLY ENCLOSED REAR GARDEN WITH DECKING AND LAWN
- GROUND FLOOR W.C/CLOAKROOM, BATHROOM AND ENSUITE SHOWER ROOM
  - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND C
    - APPROX 5 YEARS BUILDERS WARRANTY REMAINING
    - POPULAR RESIDENTIAL ESTATE - SERVICE CHARGE APPLIES
- WELL EQUIPPED MODERN KITCHEN DINER WITH INTERGATED OVEN, HOB AND EXTRACTOR
  - SEPERATE LOUNGE WITH FEATURE ELECTRIC INSET FIRE





Nestled in this popular residential estate is Mill Farm Drive, located in Tibshelf, Alfreton, Derbyshire, this is a delightful semi-detached house which offers a perfect blend of modern comfort and convenient location. Boasting four bedrooms and two bathrooms spread across 985 sq ft, this property built in 2018 is a gem waiting to be discovered.

Upon entering, you are greeted by a separate lounge featuring a stylish electric inset fire, perfect for cosy evenings with loved ones. The ground floor also hosts a convenient W.C/cloakroom and a kitchen diner. Upstairs sees a four bedrooms, modern bathroom, and a contemporary en suite shower room, providing practicality and comfort for everyday living.

The heart of this home lies in its well-equipped modern kitchen diner, complete with integrated appliances such as an oven, hob, extractor. With space for a dining table and uPVC doors leading to the rear fully enclosed pleasant garden, whether you are a culinary enthusiast or enjoy hosting gatherings, this space is sure to impress.

With parking space for up to three vehicles, commuting is a breeze. The property's proximity to the M1 motorway and main commuter routes ensures easy access to nearby towns like Chesterfield, Clay Cross, Alfreton, and Sutton, making it an ideal location for those with a busy lifestyle. Also on the doorstep to the five pits trail!

If you are seeking a contemporary home with a touch of elegance and convenience, look no further than this charming property on Mill Farm Drive. Don't miss the opportunity to make this house your home sweet home.

**\*\*VIDEO TOUR AVAILABLE - TAKE A TOUR\*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

#### **ENTRANCE HALL/STAIRS AND LANDING**

The property is entered into the welcoming hallway through the composite door, with painted decor parquet style flooring, radiator, storage cupboard and stairs rising to the first floor with carpet, storage cupboard and loft access.

#### **GROUND FLOOR W.C/CLOAKROOM**

6'6" x 2'11" (2.00 x 0.90)

The ground floor w.c/cloakroom has a white two piece suite comprising low flush w.c and a ceramic sink set into a vanity unit with chrome mixer tap. With upVC frosted window, radiator, painted decor and stylish on trend panelling.

#### **LOUNGE**

16'6" x 10'9" (5.03 x 3.30)

The separate cosy lounge has stylish panelling with painted decor, built in modern electric fire, uPVC window, parquet style flooring and radiator.

#### **KITCHEN DINER**

17'10" x 11'5" (5.44 x 3.50)

The kitchen is open plan to the dining area with a great range of soft close drawers, wall and base units with a complimentary laminate worktop incorporating a sink with chrome mixer tap. Integrated appliances include a four ring gas hob, oven and extractor, space/plumbing for a washing machine. With painted décor and panelling, tiled flooring, radiator, uPVC window and uPVC French doors leading out to the rear garden, perfect for entertaining.

#### **BATHROOM**

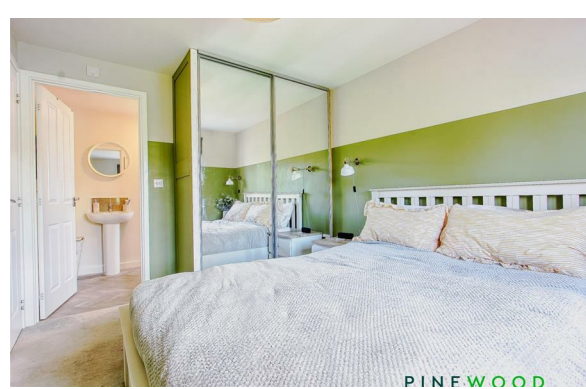
8'10" x 6'1" (2.70 x 1.87)

The stylish bathroom comprises a white three piece suite with bath and chrome taps, low flush w.c and a pedestal hand basin with chrome mixer tap. Grey tiled effect vinyl flooring, painted décor and radiator.

#### **BEDROOM ONE**

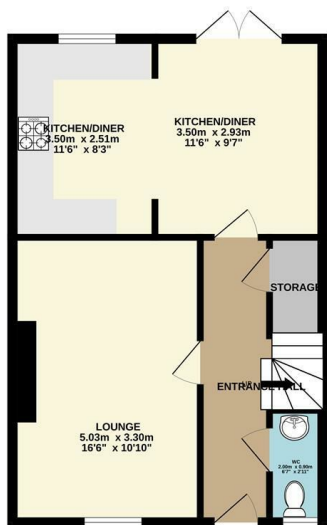
11'6" x 9'1" (3.52 x 2.77)

This is a double bedroom to the rear aspect with painted decor, carpet, radiator and uPVC window.

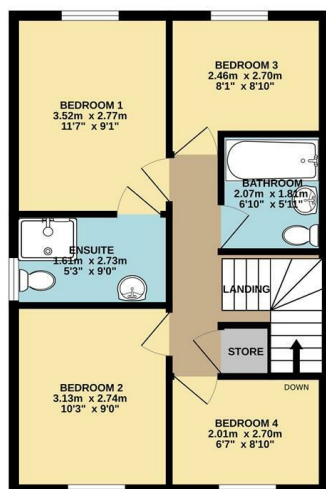




GROUND FLOOR  
45.9 sq.m. (494 sq.ft.) approx.



1ST FLOOR  
45.6 sq.m. (491 sq.ft.) approx.



TOTAL FLOOR AREA : 91.5 sq.m. (985 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### ENSUITE SHOWER ROOM

8'11" x 5'3" (2.73 x 1.61)

The contemporary en suite shower room has a white suite with low flush w.c, shower enclosure with rain head shower and a pedestal hand basin with chrome mixer tap. With grey tiled effect vinyl flooring, painted decor, radiator and uPVC frosted window.

### BEDROOM TWO

10'3" x 8'11" (3.13 x 2.74)

This is a double bedroom to the front aspect with carpet, painted decor, radiator and uPVC window.

### BEDROOM THREE

8'10" x 8'0" (2.70 x 2.46)

This is a double bedroom to the rear aspect with carpet, painted decor, radiator and uPVC window.

### BEDROOM FOUR

8'10" x 6'7" (2.70 x 2.01)

This is a single bedroom to the front aspect with carpet, painted decor, radiator and uPVC window.

### OUTSIDE

To the front is block paved driveway for up to three cars, to the rear is a fully enclosed pleasant family sized garden with level lawn and decked seating area.

### GENERAL INFORMATION

Gas central heating (Combi Boiler)

uPVC double glazed windows

Gross internal floor area - 985.00 sq ft / 91.5 sq m

Council Tax Band C

Tenure - Freehold

Loft

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

### RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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