



Mill Farm Drive, Tibshelf, Alfreton, Derbyshire DE55 5QQ

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£175,000

P I N E W O O D



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



**£175,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- DRIVEWAY PARKING FOR 2/3 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 GENEROUS LAWN
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
- APPROX 4 YEARS BUILDERS WARRANTY REMAINING
- POPULAR RESIDENTIAL ESTATE - SERVICE CHARGE APPLIES
- MODERN KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- GROUND FLOOR W.C AND MODERN BATHROOM WITH WHITE SUITE WITH SHOWER OVER BATH
- LOUNGE WITH UPVC FRENCH DOORS LEADING TO THE REAR GARDEN - PERFECT FOR ENTERTAINING

**\*\*APPROX 4 YEARS BUILDERS WARRANTY REMAINING\*\*GENEROUS REAR GARDEN\*\***

Welcome to this charming property built in 2018 with approx. 4 years builders warranty remaining, located on Mill Farm Drive on this popular residential estate in the picturesque semi rural village of Tibshelf, Derbyshire. With easy access to the M1 motorway, main commuter routes, five pits trail, village amenities and nearby towns.

This delightful well presented semi-detached house boasts a modern design and offers a comfortable living space for its future residents.

Upon entering, you are greeted by a welcoming hall, modern kitchen diner with integrated appliances, cosy reception room with doors leading out to the rear garden, perfect for relaxing or entertaining guests. The property features two lovely bedrooms, providing ample space for a small family or a couple looking for a guest room or home office.

The house includes a well-appointed bathroom with shower over bath, ideal for unwinding after a long day. With a total of 7616.00 sq ft of living space, this property offers a perfect balance of comfort and functionality.

The standout features of this property are the parking space available for two/three vehicles, ensuring convenience for you and your guests and the generous fully enclosed rear garden.

Don't miss the opportunity to make this lovely house your home. Contact us today to arrange a viewing and envision yourself living in this wonderful property on Mill Farm Drive.

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

**Kitchen Diner**

14'1" x 11'9" (4.3 x 3.6)

Fitted with a range of matching wall and base units, working surfaces with matching upstands, inset one and a half bowl stainless steel sink unit and drainer, fitted electric oven with a gas hob and extractor hood over, appliance space for fridge/freezer and washing machine, radiator, window to the front.

**Entrance Hall**

With stairs off to the first floor, radiator, door to:

**Ground Floor W.C**

With pedestal wash hand basin and tiled splashback, W.C., radiator.

**Lounge**

14'1" x 9'10" (4.3 x 3.0)

With radiator, double opening French doors to the rear leading out onto the rear garden.

**Bedroom One**

14'5" x 9'10" (4.4 x 3.0)

With radiator, window to the rear.

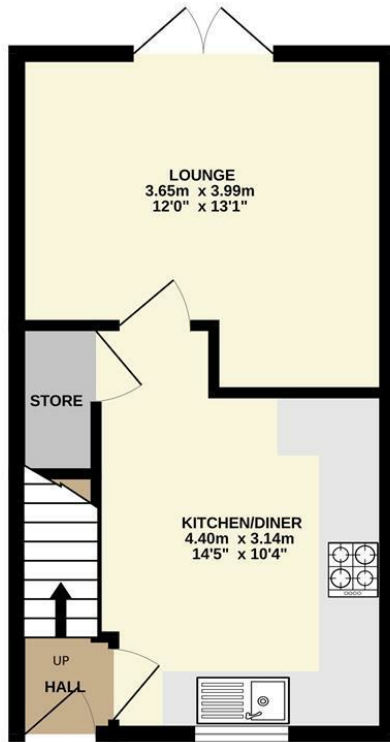
**Bedroom Two**

14'5" x 8'6" (4.4 x 2.6)

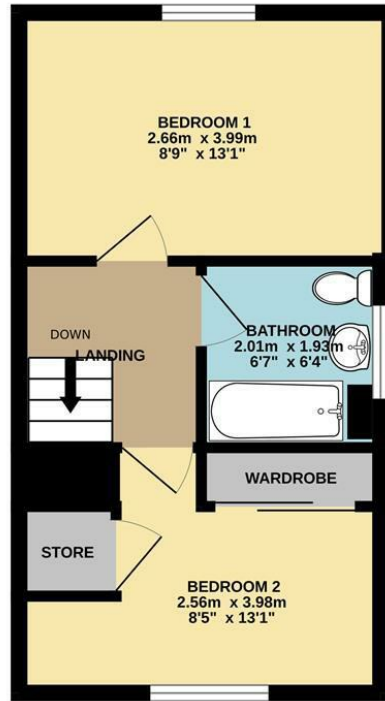
With window to the front, radiator, over stairs storage cupboard.



GROUND FLOOR  
29.2 sq.m. (314 sq.ft.) approx.



1ST FLOOR  
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA: 57.2 sq.m. (616 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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### Bathroom

Fitted with a white three piece suite comprising: panelled bath with shower over, W.C., pedestal wash hand basin, partially tiled walls, spotlights to ceiling, window to the side, heated towel rail.

### Outside

The property benefits from a spacious drive to the side, providing ample off road parking. The rear garden is larger than average and mainly laid to lawn.

### Estate Maintenance Charge

We understand that this property is subject to an annual estate maintenance charge. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### 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

### General information

Gas Central Heating (Combi Boiler)  
uPVC Double Glazed Windows  
Gross internal floor area: 616.00 sq ft / 71.2 sq m  
Council Tax Band B  
Tenure - Freehold  
Loft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		97	(81-91) A
(81-91) B		83	(61-81) B
(69-80) C			(40-60) C
(55-68) D			(35-48) D
(39-54) E			(19-34) E
(21-38) F			(11-18) F
(1-20) G			(1-10) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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PINEWOOD

