



43 Overmoor View, Tibshelf, Alfreton, DE55 5LG

Saxton Mee



# 43 Overmoor View

## Tibshelf

Offers Over

£260,000

Situated at the end of a quiet cup-de-sac on this popular residential development is this well presented three bedroomed detached family home which offers spacious accommodation and private enclosed gardens with hot tub (which may be included in the sale).

The property is located within easy access of Chesterfield and the M1 motorway which provides excellent commuting to the north and south. Having gas central heating and double glazing along with integral garage, ample parking and broad private garden to the rear, the property briefly comprises: entrance hall, living/dining room with feature electric stove and doors leading onto the garden, modern fitted kitchen with a range of contemporary units, large utility and cloakroom/WC. To the first floor are three good size bedrooms (master bedroom having an excellent en-suite shower room and fitted wardrobes to one wall), superb family bathroom with bath over the shower.

Integral garage and off road parking, access to the private and fully enclosed rear garden which has a large paved entertaining terrace, hot tub (which may be included in the sale), tiered garden with artificial grass and raised beds.

- Superb family home
- Well presented accommodation
- Quiet cul-de-sac location yet close to local amenities and countryside
- Integral garage and off road parking
- Three good size bedrooms (bedroom one with en-suite shower room)
- Impressive electric feature fire to the living room
- Generous private low maintenance gardens with hot tub
- EPC: C
- Council tax Band: C
- Tenure: Freehold





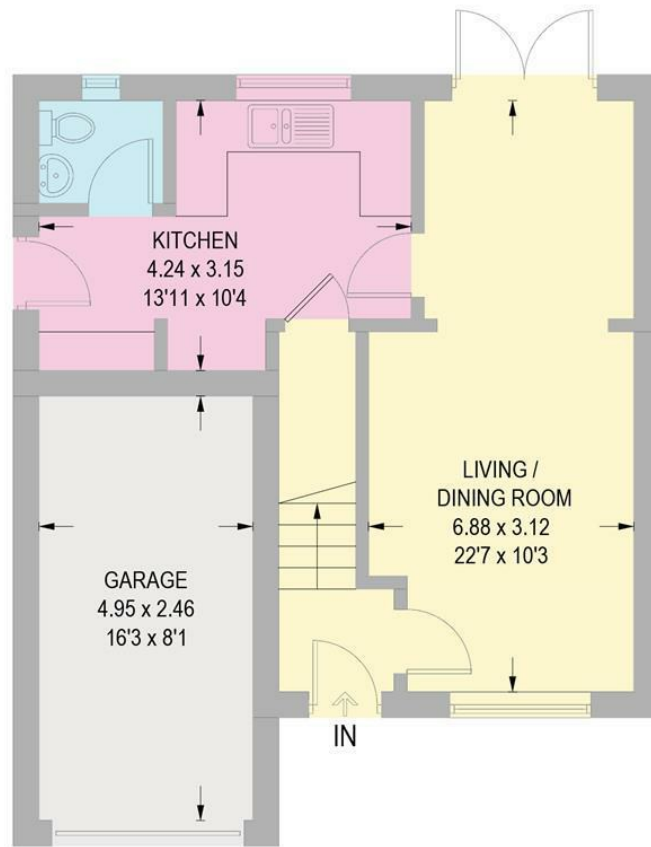


## 43 OVERMOOR VIEW

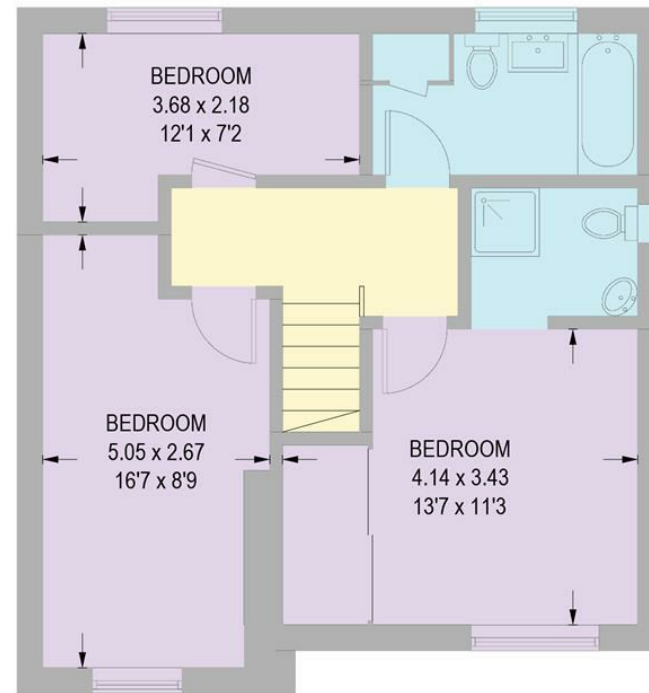
APPROXIMATE GROSS INTERNAL AREA = 87.3 SQ M / 940 SQ FT

GARAGE = 12.4 SQ M / 133 SQ FT

TOTAL = 99.7 SQ M / 1073 SQ FT



**GROUND FLOOR**  
**38.0 SQ M / 409 SQ FT**



**FIRST FLOOR**  
**49.3 SQ M / 531 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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