117 Mill Farm Drive,
Tibshelf, DE55 5QL

OFFERS IN THE REGION OF

£210,000

WILKINS VARDY

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WELL APPOINTED FAMILY HOME - THREE BEDS - OFF STREET PARKING - NO CHAIN

Offered for sale with no upward chain is this delightful three bed semi detached house spanning 746 sq.ft. and offering a comfortable living space for all of your needs. This property boasts a spacious living room with French doors opening onto the rear garden, a good sized kitchen/diner with integrated cooking appliances, three bedrooms and a family bathroom. Additionally, the property includes parking for two vehicles and has an enclosed low maintenance east facing rear garden.

Situated in a popular residential area, the property is well placed for the local schools and amenities in Tibshelf, and is readily accessible for commuter links towards Chesterfield, Alfreton and the M1 Motorway.

- Well Proportioned Semi Detached House
- Spacious Living Room with French doors opening to the Rear Garden
- Good Sized Kitchen/Diner with Integrated Cooking Appliances
- Three Bedrooms
- Modern Family Bathroom
- Off Street Parking & Enclosed Rear Garden
- NO UPWARD CHAIN
- EPC Rating: B

General
Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
8 x Photovoltaic solar panels
Gross internal floor area - 69.3 sq.m./746 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School - A Specialist Sports College

On the Ground Floor
A composite front entrance door opens into an ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Cloaks/WC
Fitted with vinyl flooring and having a white 2-piece suite comprising of a low flush WC and a pedestal wash hand basin.

Kitchen/Diner
13'5 x 11'8 (4.09m x 3.56m)
Fitted with a range of modern wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Space is provided for a fridge/freezer, and there is space for two additional appliances.
Vinyl flooring.

Living Room
14'10 x 11'10 (4.52m x 3.61m)
A spacious reception room, spanning the full width of the property and having a built-in under stair store cupboard.
uPVC double glazed French doors overlook and open onto the rear garden.

On the First Floor

Landing

Bedroom One
14'9 x 9'7 (4.50m x 2.92m)
A good sized double bedroom, spanning the full width of the property and having two windows overlooking the front of the property.
This room also has a built-in over stair store cupboard.

Bedroom Two
9'11 x 8'5 (3.02m x 2.57m)
A rear facing double bedroom.

Bedroom Three
6'8 x 6'0 (2.03m x 1.83m)
A front facing single bedroom.

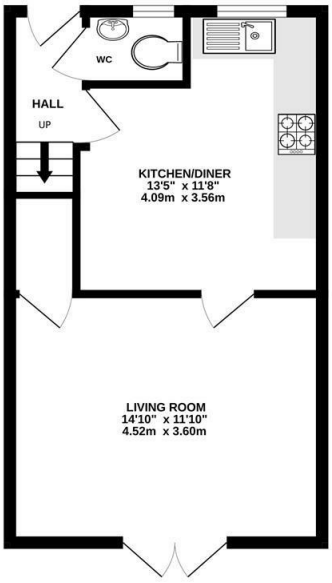
Family Bathroom
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Outside
There is a decorative plum slate forecourt garden with railings.

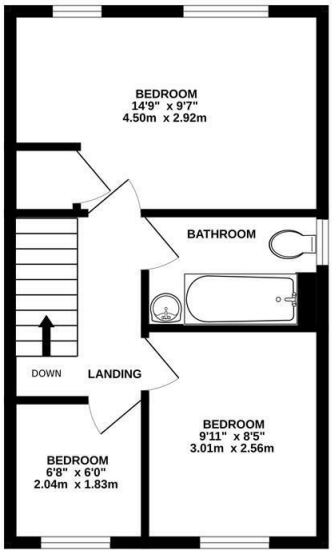
A block paved/tarmac driveway to the side of the property provides off street parking.

A gate gives access to the enclosed east facing rear garden, where there is a paved patio with steps up to a further paved patio and an artificial lawn.

GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) 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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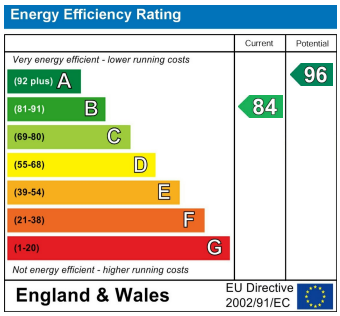

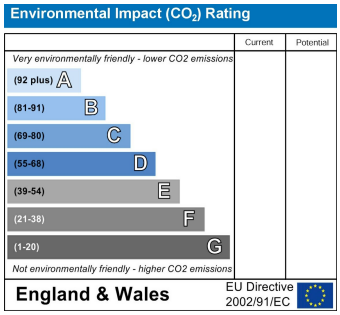

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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

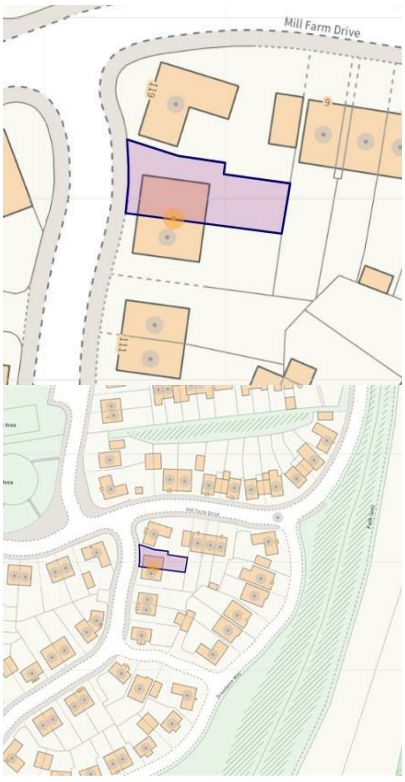
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tibshelf Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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