

# Fletcher & Company

34 Mill Farm Drive, Tibshelf, Alferton, DE55 5QQ

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£310,000

Freehold

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- A Detached Family Home With Versatile Living Space
- Entrance Hall And Cloakroom
- Lounge With Contemporary Fire And Media Wall
- Dining Kitchen Opening To The Rear Patio And Garden
- Study/Playroom/Bedroom Five To Ground Floor
- Four Bedrooms, En Suite And Family Bathroom
- Parking For Several Cars And Single Garage
- Delightful Enclosed Rear Garden and Patio
- Solar Panels
- Easy Access To A38, M1 And Open Countryside.







## Summary

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Located in the sought after area of Mill Farm Drive, Tibshelf, this modern detached house offers a perfect blend of comfort and convenience.

Its location provides easy access to the A38 and M1, making commuting a breeze, while the nearby open countryside and The Five Pits Trail offer delightful opportunities for outdoor activities and leisurely walks.

Accommodation comprises entrance hall, cloakroom/WC, a lounge with contemporary fireplace and media wall and a dining kitchen which opens to the rear patio and garden. In addition there is a study/office/playroom which could also be used as a ground floor bedroom five.

To the first floor are four bedrooms, an en suite to bedroom one and a family bathroom. With four well-appointed bedrooms, including the potential for a fifth bedroom or study on the ground floor, this home is perfectly suited for families or those seeking extra space.

A driveway to the side provides off road parking and leads to a single garage. There is an additional parking area to the front of the house.

The property enjoys a corner plot with additional lawned garden to the side. The rear enclosed garden comprises an extensive patio which is perfect for entertaining and has steps to a garden with artificial lawn.

\*\*\*The house benefits from Solar Panels. The vendor is happy to provide detailed information upon request\*\*\*

This home is not just a place to live; it is a lifestyle choice, combining modern living with the beauty of nature right on your doorstep. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. Don't miss the chance to make this charming house your new home.

# F&C

## The Location

Located in the popular village of Tibshelf which has a good range of local facilities including schools, shops and public houses.. Having excellent road network links (A38 and M1) yet open countryside is on the doorstep together with Hardwick Hall and the Five Pits Trail.

## Accommodation

### On The Ground Floor

#### Entrance Hall

14'5" x 10'9" (4.40 x 3.30)

Accessed via a double glazed door and having a double glazed window to the front. There is a wood grain effect vinyl floor, a central heating radiator, a useful understairs cupboard providing excellent storage space and stairs lead off to the first floor. Having a UPVC double glazed window to the rear.

#### Cloakroom

4'9" x 3'3" (1.47 x 1.00)

Appointed with a two piece suite comprising a pedestal wash handbasin and a low flush WC with complementary tiling to the splashback areas. There is an extractor fan, a wood grain effect vinyl floor and a central heating radiator.



#### Lounge

14'6" x 11'6" (4.42 x 3.53)

Having a feature media wall with inset area for a TV, underlit shelving and a feature contemporary real flame effect gas fire. There is a central heating radiator, two UPVC double glazed windows to the front and UPVC double glazed French doors which provide access to the rear patio.





### Dining Kitchen

16'3" x 11'6" (4.97 x 3.53)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary wood grain effect work surface over incorporating a sink drainer unit with mixer tap. Integrated appliances include a double electric oven, hob, extractor hood with light and there is space for an American style fridge freezer. Having a wood grain effect, luxury vinyl floor, a central heating radiator, plumbing for an automatic washing machine, UPVC double glazed windows to the rear and side overlooking the garden and UPVC double glazed French doors provide access to the rear patio.



### Study/Play Room/Bedroom Five

10'11" x 8'7" (3.35 x 2.63)

Having a central heating radiator and two UPVC double glazed windows to the front and side elevation.



### On The First Floor

#### Landing

14'6" x 3'3" (4.43 x 1.00)

With a central heating radiator and a double glazed window to the rear elevation.

### Bedroom One

9'4" x 8'5" (2.86 x 2.58)

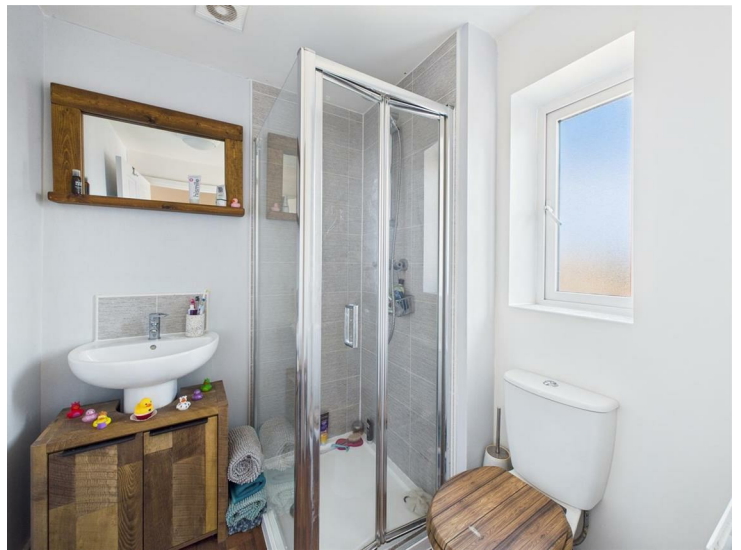
Having a central heating radiator and a UPVC double glazed window to the front elevation.



### En-Suite

5'10" x 5'2" (1.78 x 1.60)

Appointed with a three piece suite comprising a corner shower cubicle with glass shower doors and mains fed shower over, a low flush WC and a pedestal wash handbasin with complementary tiling to all splashback areas. There is a wood grain effect floor, a central heating radiator, an extractor fan and a double glazed window to the rear.



### Bedroom Two

16'6" x 11'7" (5.04 x 3.55)

Having three UPVC double glazed windows to the side and rear elevations and two central heating radiators.



### Bedroom Three

11'1" x 8'7" (3.39 x 2.62)

With a central heating radiator and double glazed UPVC windows to the front and side elevations.

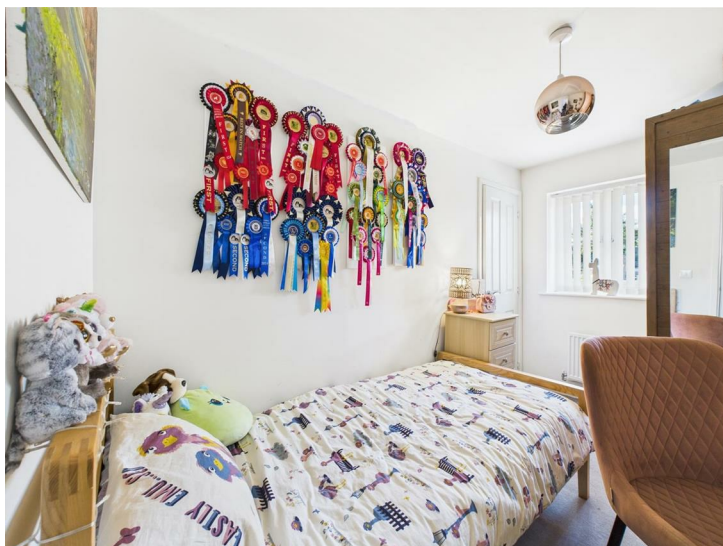




### Bedroom Four

11'0" x 7'2" (3.36 x 2.20)

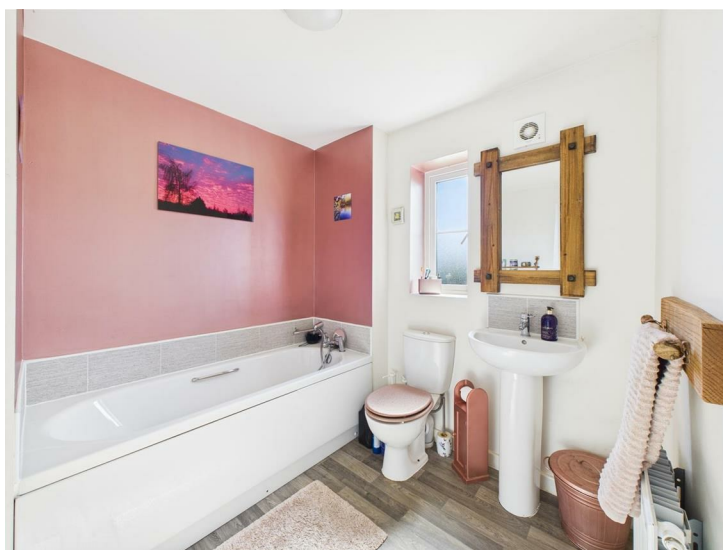
Having a central heating radiator, a UPVC double glazed window to the front elevation and a built-in wardrobe providing excellent hanging and storage space.



### Family Bathroom

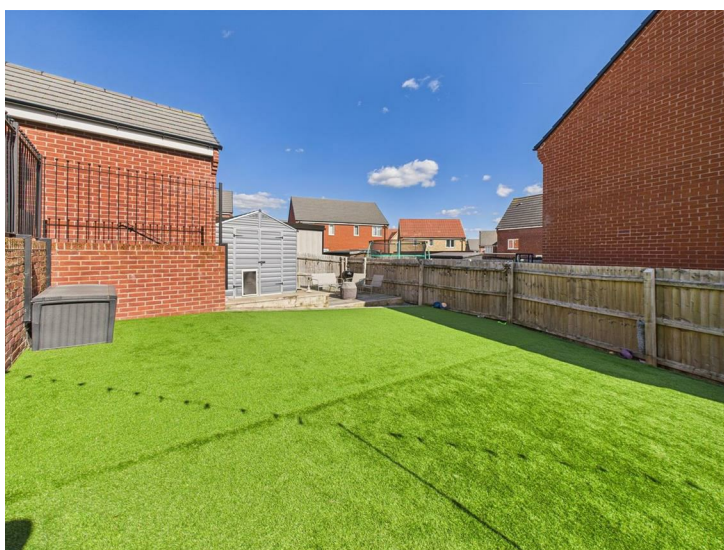
8'0" x 7'3" (2.46 x 2.23)

Appointed with a three piece white suite comprising a panelled bath with hand held shower attachment over, a pedestal wash handbasin and a low flush WC. There is tiling to the splashback areas, a central heating radiator, a wood grain effect floor, an extractor fan and a double glazed window with frosted glass.



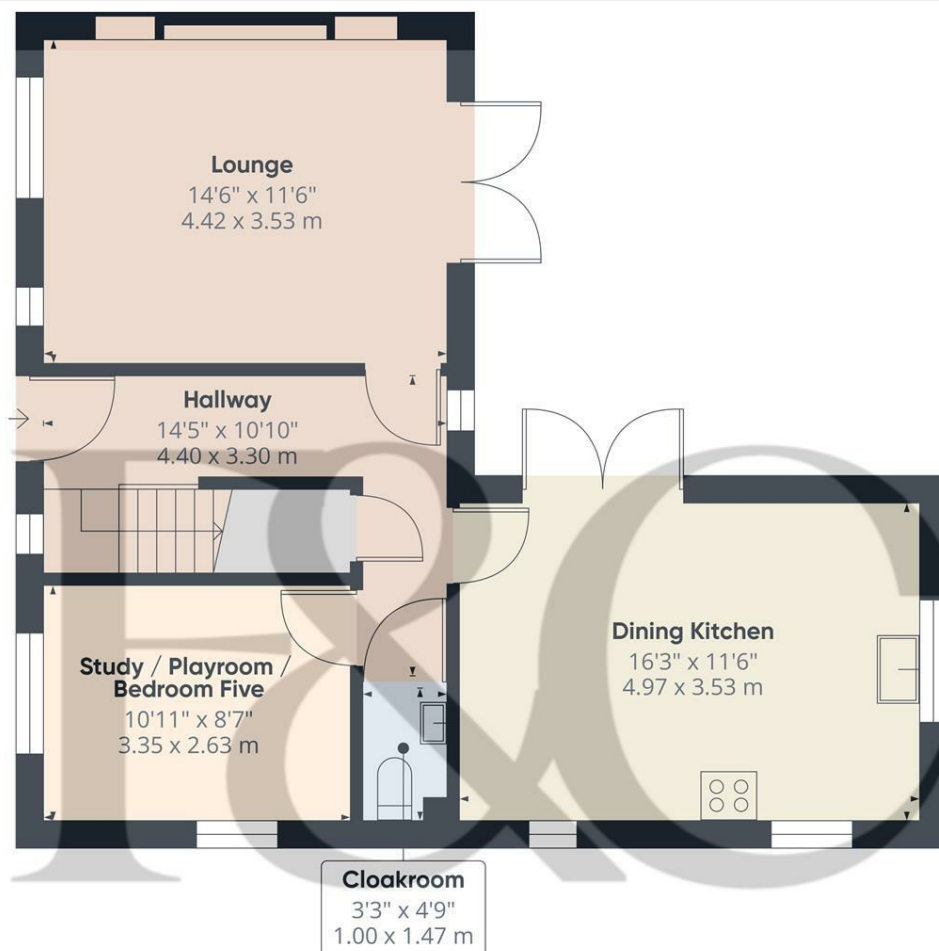
## Outside

To the side of the house there is a tarmacadam driveway which provides off-road parking and leads to a single detached garage with up and over door, light and power. There is an additional block paved, hard standing area to the front which provides off-road parking for one vehicle. The front garden has a walled surround and extends to the side of the house which is mainly laid to lawn. To the rear a gate provides access to an enclosed rear garden which has an extensive patio area with timber seating area to the surround. There is outside lighting and electricity. Having wrought iron railings to the surround and steps lead down to the rear garden which is laid with a low-maintenance theme with artificial grass and a fenced surround. There is an additional patio area which is perfect for entertaining and al fresco living.



**Council Tax Band D**





Floor 0

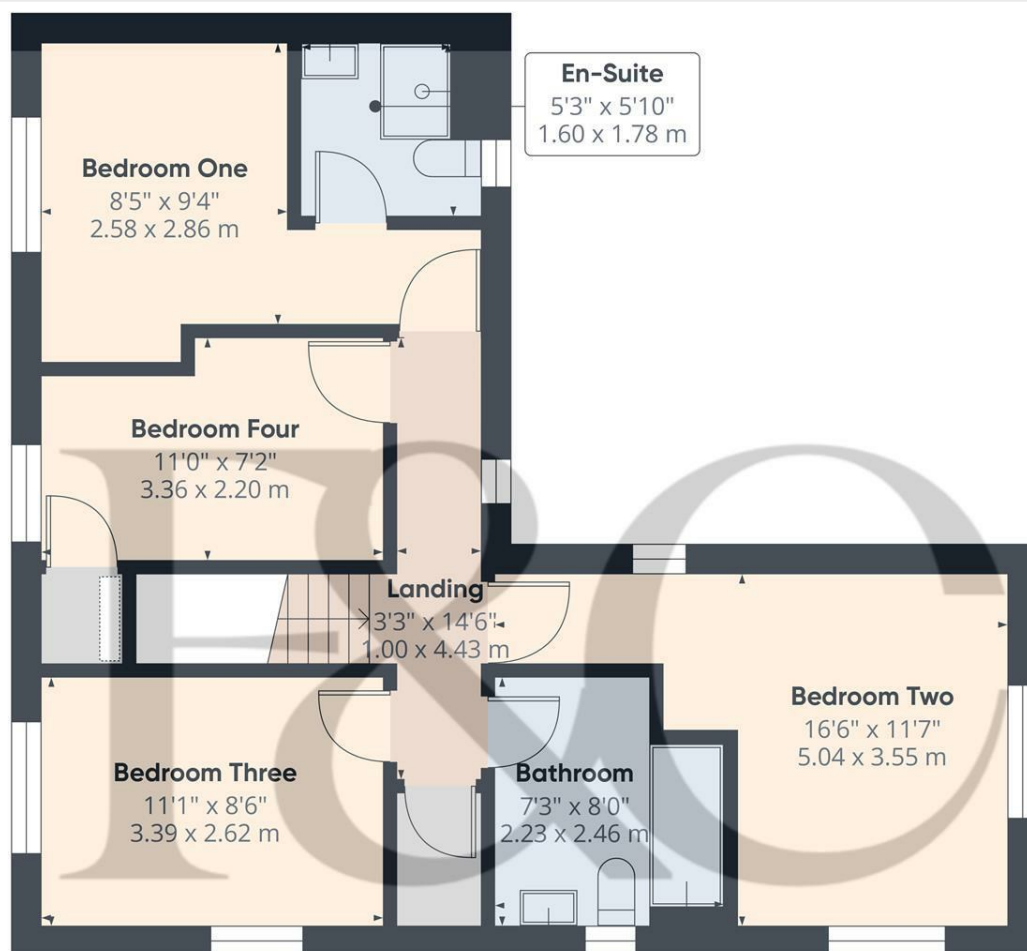
Approximate total area<sup>(1)</sup>

594 ft<sup>2</sup>  
55.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>

564 ft<sup>2</sup>  
52.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

#### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

#### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

34 Mill Farm Drive  
Tibshelf  
Alfreton  
DE55 5QQ

Council Tax Band: D  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>96</b>	<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 