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£175,000

Overmoor View, Tibshelf, Alfreton,



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is carefully presented, so you can explore
with clarity and confidence.

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"This lovely two-bedroom home has been well cared for and is ready and waiting for its next owners. With vacant possession and comfortable accommodation throughout, you could be settling in sooner than you think!"

- Hollie, Associate Lettings Director



YOUR NEXT CHAPTER STARTS HERE

Offering a wonderful combination of comfortable living and impressive outdoor space, this well-cared-for two-bedroom home is ready for its next owners to make their own.

With well-proportioned accommodation throughout and a gorgeous established garden providing the perfect place to relax or entertain, the property is an excellent choice for first-time buyers, downsizers or investors alike.



THE FINER DETAILS

Stepping inside, the ground floor welcomes you through a useful entrance porch before opening into a spacious front living room, complete with stairs rising to the first floor.

To the rear, the modern and fully equipped kitchen/dining room provides a fantastic space for everyday meals and entertaining, with double doors flowing through to a bright conservatory. Overlooking the garden, this versatile additional reception space features French doors opening directly onto the decked seating area.

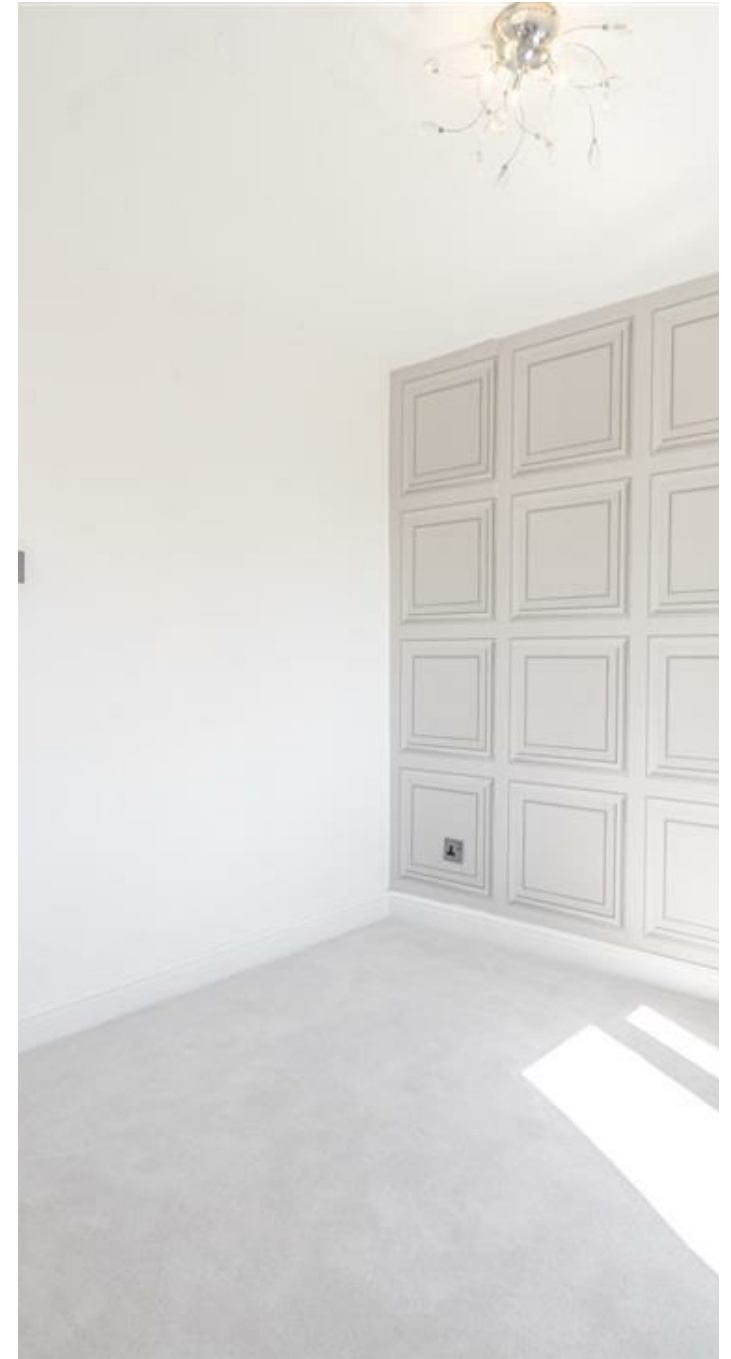
Upstairs, the property offers two generously sized bedrooms, both providing excellent blank canvases ready for the next owners to personalise and make their own. Completing the first floor is a well-appointed three-piece bathroom suite, conveniently positioned off the landing.

Externally, the property benefits from a private driveway to the front providing convenient off-road parking. The beautifully landscaped rear garden is a real highlight, featuring a generous decked seating area, low-maintenance artificial lawn and attractive decorative bark areas complemented by timber detailing, creating a stylish and inviting outdoor space to relax and entertain.





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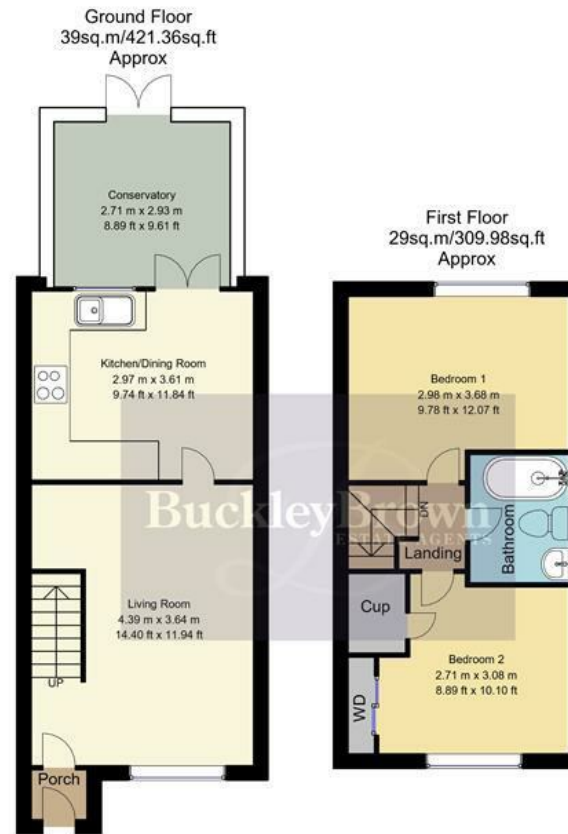
LIFE IN TIBSHELF

Tibshelf is a welcoming Derbyshire village offering a relaxed community atmosphere alongside a good range of everyday amenities.

The village benefits from local shops, schools, pubs and recreational facilities, while nearby towns including Alfreton and Sutton-in-Ashfield provide an even wider choice of shopping, dining and leisure opportunities. With plenty of surrounding countryside and green space, it's also a great setting for those who enjoy walking and spending time outdoors.

Ideally positioned for commuters, Tibshelf offers convenient access to the M1, providing straightforward connections towards Nottingham, Derby, Chesterfield and Sheffield. The popular Five Pits Trail runs through the area and provides scenic routes for walking and cycling, while the surrounding Derbyshire countryside offers plenty more to explore, making Tibshelf a fantastic choice for those seeking village life with excellent connectivity.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

Key Features

Well-cared for two bedroom home ready for occupation

Modern kitchen/dining room

Bright and airy conservatory with garden access

Beautifully landscaped, low maintenance garden

Private driveway providing off road parking

Size approximately 730 sq.ft

EPC Rating C

Council tax band B

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