



23 Mill Farm Drive, Tibshelf, Alfreton, DE55 5QL
£310,000



Welcome to this stunning detached house located on Mill Farm Drive in the village of Tibshelf, Alfreton.

As you step inside, you are greeted by not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

This executive property boasts a driveway and garage, providing parking for two vehicles, ensuring convenience for those with a busy lifestyle. The modern design of the house offers a contemporary feel, making it a truly stylish and comfortable place to call home.

Situated in an amazing location, this property offers the best of both worlds - a peaceful retreat away from the hustle and bustle, yet still within easy reach of local amenities and transport links.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm and elegance that this property has to offer.

Call now to view 01246 232156



GROUND FLOOR

Entrance Hallway

14'9" x 7'2" (4.50 x 2.20)

A welcoming space which has wood effect laminate flooring, 2 double glazed windows and radiator. It provides access to the first floor via stairs and the Living Room, Kitchen Diner, Office/Study and downstairs WC. There is also understairs storage available.

Living Room

14'9" x 12'11" (4.50 x 3.96)

The Living Room is located to the front of the property. It has carpeted flooring, 2 double glazed windows with radiator below and access out to the Rear Garden via large, double glazed French Doors.

Office/Study

11'1" x 8'7" (3.39 x 2.63)

This is a great sized room with carpeted flooring and 2 large double glazed windows and one radiator below.

WC

3'5" x 5'4" (1.05 x 1.63)

With wood effect laminate flooring, radiator, low flush WC and pedestal hand wash basin.

Kitchen Diner

16'6" x 11'9" (5.04 x 3.59)

A very spacious Kitchen Diner which is located to the rear of the property. It has tile effect vinyl flooring, 3 double glazed windows allowing ample natural light and a radiator to one wall. There are also large double glazed French Doors leading out to the Rear Garden. There are ample wall and base units incorporating a 1.5 sink and drainer with mixer tap. There is a double under oven with gas hob and extractor fan over, space for a washing machine, integrated Dishwasher and Fridge Freezer.

FIRST FLOOR

Landing

The Landing is Carpeted and provides access to all Bedrooms and the Shower Room. There is also access to a storage cupboard which houses the boiler.

Bedroom One

16'7" x 11'10" (5.06 x 3.61)

An extremely spacious double bedroom located to the rear of the property. It has carpeted flooring, 3 double glazed windows, large radiator and access to it's own En-Suite.

En-Suite

7'2" x 8'3" (2.20 x 2.54)

A spacious En-Suite which boasts tile effect flooring, part tiled walls and double glazed window with obscured glass. There is a radiator alongside the low Flush WC, pedestal wash basin and large bath tub with shower over.

Bedroom Two

11'3" x 8'7" (3.44 x 2.64)

The second bedroom is located to the front of the property. It has carpeted flooring, 2 double glazed windows and radiator below.

Bedroom Three

8'7" x 10'8" (2.62 x 3.27)

Also located to the front, this bedroom is a spacious double with carpeted flooring and a double glazed window with radiator below.

Shower Room

5'10" x 5'10" (1.80 x 1.80)

A good sized shower room with tile effect flooring, part tiled walls, radiator and double glazed window with obscured glass. There is a low flush WC, pedestal wash basin and Shower cubicle.

Bedroom Four

11'2" x 7'5" (3.42 x 2.27)

A good sized room also located to the front of the property. It has carpeted flooring, a double glazed window with radiator below and storage cupboard over the stairs.

EXTERNAL

Front Garden

The property is beautifully presented with a fenced front garden with path leading to the Front Door. Access is then given round the side of the property to the garage and also to a gate that is lockable and leads into the Rear Garden.

Rear Garden

The rear garden comprises of a patio area as well as

decked area towards the bottom of the garden. There is a large grassed area and then included is a children's play area ideal for soft play. The garden is fully enclosed.

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

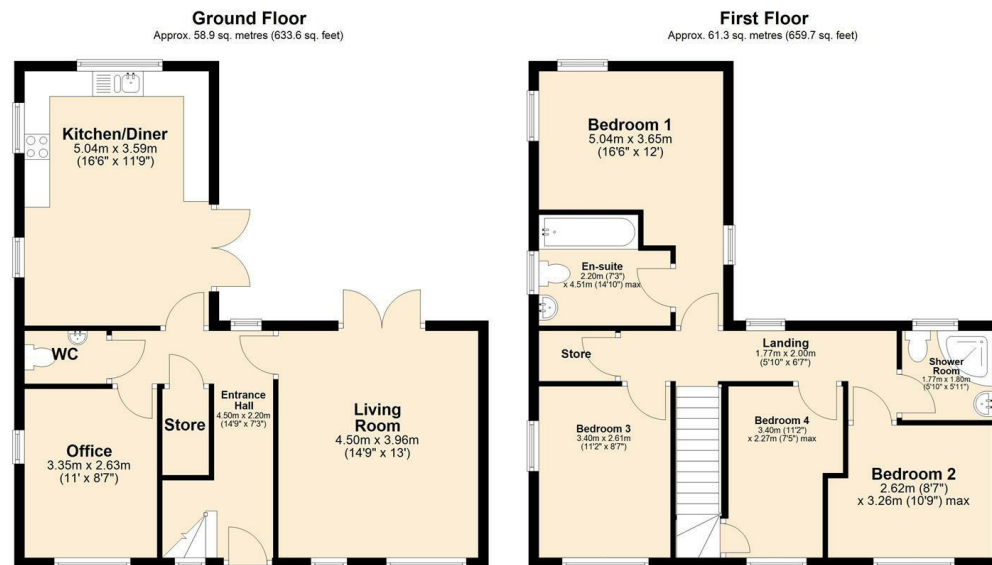
5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 120.2 sq. metres (1293.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



4 Glumangate, Chesterfield, S40 1QA
 Telephone: 01246 232156
 E-Mail: residential@wtparker.com
 Website: www.wtparker.com