

REDUCED

Mill Farm Drive, Tibshelf, Derbyshire DE55 5QL

£230,000 - Freehold

J28 Sales & Lettings

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PROPERTY SUMMARY

Disclaimer; All services/appliances have not and will not be tested.

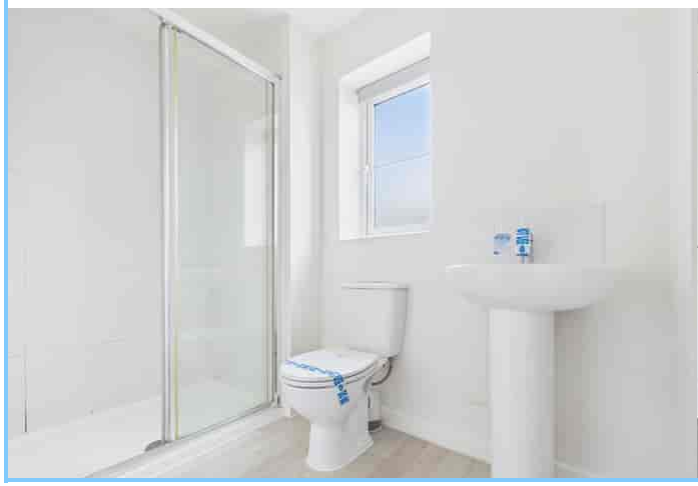
Discover this charming three-bedroom detached house in the picturesque village of Tibshelf, offering stunning countryside views to the rear. The spacious front-to-rear lounge features elegant French doors that open onto a private garden, creating a bright and inviting living space perfect for relaxing or entertaining. The modern kitchen is fitted with contemporary fixtures and provides ample space for meal preparation. The master bedroom benefits from a stylish en-suite bathroom, while an additional well-appointed family bathroom serves the other two bedrooms. With private parking included, this home combines comfort and convenience in a tranquil setting, making it an ideal choice for families or those seeking a peaceful retreat within easy reach of local amenities. Experience the perfect blend of modern living and rural charm in this delightful Tibshelf property.

POINTS OF INTEREST

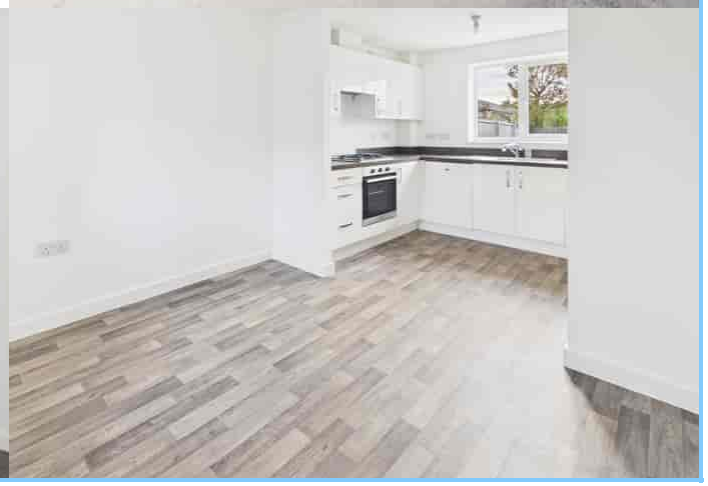
- Three Bed Detached House
- Modern Kitchen & Bathroom
- En-suite To Master Bedroom
- Front To Rear Lounge With French Doors To Garden
- Private Parking
- Countryside Views To The Rear











ROOM DESCRIPTIONS

Entrance Hallway
Accessed via a composite door from the front elevation. With laminate flooring, radiator, pendant lighting, doors leading to all downstairs rooms and stairs to first floor.

Lounge
Carpet flooring, radiator, pendant lighting, uPVC window to the front elevation and uPVC French doors giving access to the rear garden. Benefitting from an understairs cupboard providing additional storage.

Kitchen/Diner
Fitted with a range of white high gloss wall and base units with composite splash back and work surfaces which incorporate a one and a half stainless steel sink/drainer with mixer tap. Integrated appliances include dishwasher, fan assisted electric oven, fridge freezer and a five ring gas hob having extractor hood over. With cushioned vinyl flooring, radiator, dual pendant lighting, uPVC windows to the front and rear elevations.

Downstairs WC
Fitted with a white two piece suite comprising a low flush WC and hand wash basin having mixer tap. With cushioned vinyl flooring, radiator, ceiling light and obscure uPVC window to front elevation.

Stairs & Landing
With carpet flooring, radiator, pendant lighting and uPVC window to rear elevation. Doors leading to all bedrooms and family bathroom.

Master Bedroom
With carpet flooring, radiator, pendant lighting, uPVC window to front elevation and door to en-suite. Benefitting from a built in cupboard providing additional storage.

En-suite
Fitted with a white two piece suite comprising a low flush WC and hand wash basin having mixer tap. With cushioned vinyl flooring, part tiled walls, radiator, ceiling light, extractor fan and obscure uPVC window to front elevation. Benefitting from a walk in enclosure with glass screen and mains fed shower.

Bedroom Two
With carpet flooring, radiator, pendant lighting, uPVC window to front elevation and access to loft.

Bedroom Three
With carpet flooring, radiator, pendant lighting and uPVC window to rear elevation.

Bathroom
Fitted with a white three piece suite comprising a low flush WC, hand wash basin having mixer tap and panel bath. With cushioned vinyl flooring, part tiled walls, radiator, extractor fan, ceiling light and obscure window to rear elevation.

Summer House
Accessed via uPVC French doors. With laminate flooring, power points, spotlights to ceiling and uPVC window to side elevation.

Outside
The front of the property is neatly enclosed, adding character while providing a defined and private entrance space. The driveway is situated to the side of the property and a wooden gate gives access to the rear garden which is a fully enclosed, private and offers an attractive combination of lawn and patio areas. The garden provides an excellent space for outdoor dining, entertaining and relaxing, while enjoying pleasant open countryside views beyond. The enclosed nature of the garden also makes it ideal for families and those with pets.

MATERIAL INFORMATION

Council Tax: Band C
N/A
Parking Types: Driveway.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

Mobile Signal
4G great data and voice
Construction Type
Floor: Average thermal transmittance 0.17 W/m-¦K

Roof: Average thermal transmittance 0.1 W/m-¦K

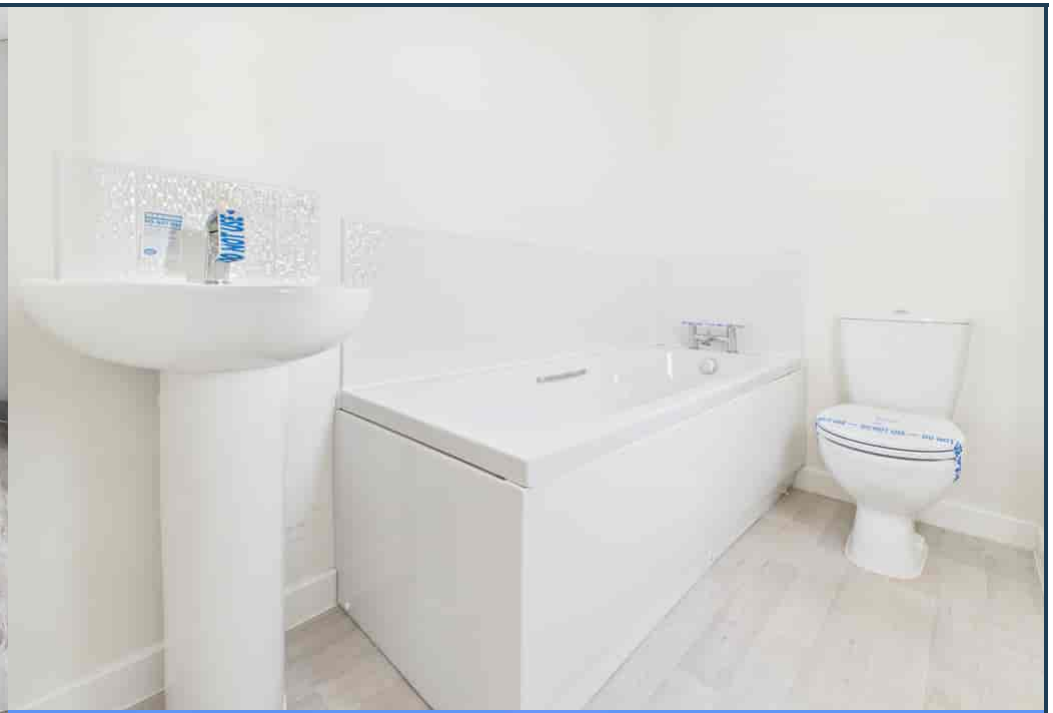
Walls: Average thermal transmittance 0.27 W/m-¦K

Windows: High performance glazing

Lighting: Low energy lighting in all fixed outlets

EPC Rating: B (83)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No









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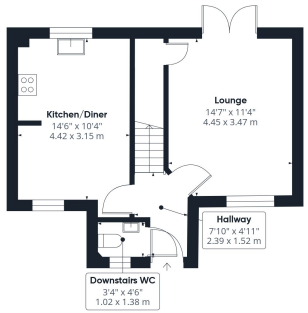
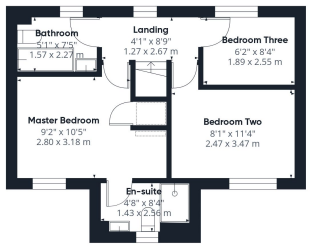


Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

916 ft²

85 m²

(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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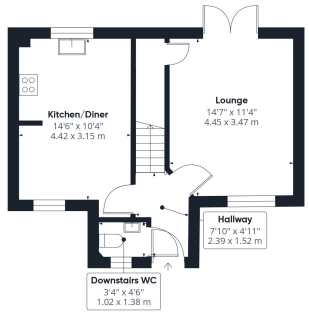

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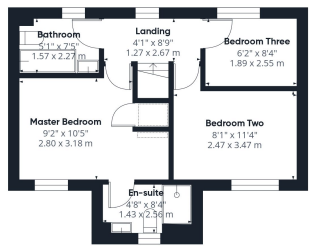



Floor 1 Building 1

Approximate total area(1)

786 ft²

72.9 m²

(1) Excluding balconies and terraces

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