



Church Close House
Chesterfield Road | Alferton | Derbyshire | DE55 7DT

CHURCH CLOSE HOUSE



This spacious individual architect designed four double bedroom detached home is set within circa 0.6 acres with stunning views and is beautifully presented both inside and out.



ACCOMMODATION

Church Close House is a beautiful individual four-bedroom family home that has been renovated by the current owners to a very high standard. Set within circa 0.6 acres of grounds this one of a kind home offers an impressive 2,864 sq.ft. of living and entertaining areas.

The flexible living space makes this stunning home perfect for entertaining and family life.

Located in a secluded position within walking distance to the town of Alfreton with its array of independent and high street shops this exceptional property has easy access to local amenities and national commuter links.

Ground Floor

The property is accessed via either the main entrance or the family entrance with floor to ceiling glass that leads into a useful boot room area. Accessed off the family entrance is a versatile snug that could also be used as a kid's playroom or gym and a large utility room with access door to the rear garden.

Leading from the family entrance is a bright and spacious lounge/dining area with two sets of patio doors leading out to the rear garden and patio area. This room also features a stunning light well providing the room with additional natural light. The lounge/dining area flows seamlessly into the beautiful family kitchen that amalgamates modern and country styles with its Corian countertops, rangemaster oven, tiled splash backs, underfloor heating, dishwasher and two integrated fridge units. The kitchen also has a feature island with solid oak countertops and shaker style units making this a perfect place to entertain whilst cooking. Located off the kitchen is also the downstairs w/c.

To complete the downstairs there is also a main living room with feature fireplace with log burner, patio doors leading out onto the rear garden and a feature angled corner window framing the view to the garden. The property also features a good-sized home office that is accessed via its own separate entrance at the front of the house offering those that work from home with the perfect work and homelife balance.





SELLER INSIGHT

“Church Close House has been our beloved home since 2010. What first drew us here was the undeniable family appeal. With its spacious layout, safe gated rear, and footpaths leading directly into the countryside, it offered the peace, freedom, and security we dreamed of for our children. It felt like a hidden gem – a truly individual and unique home with both charm and character in its appearance and design.”

“Over the years, we’ve poured love, time, and care into making this house our own. One of our favourite transformations has been the lounge-diner, a bright, airy space that opens up to views of the garden – it’s a wonderful place to relax or gather. The more formal lounge is perfect for quieter evenings, made cosy by the warmth of the log burner. The kitchen sits at the heart of the home, thoughtfully redesigned and completely refitted. It connects both lounges and naturally becomes the space where everyone gravitates—ideal for chatting about the day, often with a glass of wine in hand while cooking.”

“One of the things we’ve always appreciated is the generous space both inside and out, and the wonderful sense of privacy. As you approach via the driveway, there’s a sense of stepping into a storybook—surrounded by nature, mature trees, and abundant wildlife, it truly is a serene retreat.”

“The garden is predominantly laid to lawn, dotted with shrubs and mature trees that require minimal upkeep yet provide a lush, green setting. It receives sunshine throughout the day, and we’ve created multiple patio areas to enjoy at different times of the day.”

“This home has been perfect for entertaining. It flows beautifully, with spacious rooms and a variety of areas for gathering, relaxing, or celebrating. We’ve made many treasured memories here—from hosting Christmases with extended family to countless children’s birthday parties. One unforgettable memory was a hammock sleepover for the children strung between the trees—it was truly magical.”

“The surrounding community is warm and well-served. There’s a friendly local sailing club nearby and a wonderful new bar, The Moot, recently opened by the town’s mayor—a fantastic addition that celebrates the history of Alfreton and is just a short walk away. The location has been invaluable—close to both bus and train stations, which helped our children grow in independence and confidence.”

“Now, as we prepare to downsize and begin a new chapter, we do so with full hearts. We will miss the sense of seclusion, the privacy, and the ease of countryside living combined with the convenience of nearby amenities. Church Close House has given us everything we could have hoped for in a family home.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor

The staircase leading off the kitchen provides access to a galleried landing which leads to the principal bedroom with feature angled corner window taking full advantage of the views, a good-sized dressing area and a modern ensuite with shower.

To the middle of the landing there are two further double bedrooms that are serviced by the family bathroom with bath and overhead shower. To the end of the property is the fourth bedroom which is of a very generous size and benefits from its own ensuite shower room. This room could easily be subdivided to create a fabulous suite with its own walk-in wardrobe and ensuite.











OUTSIDE

Church Close House is approached via a long sweeping driveway with electric gates surrounded by mature trees, there is a large parking area that can accommodate at least 5 cars plus the added benefit of a separate double garage with electric doors.

The house sits within approximately 0.6 acres (stm) of mature gardens and grounds with stunning views. The grounds wrap around the house and mainly comprise of beautifully manicured lawns, established flower beds and mature trees offering privacy and seclusion.

There are also two large patio areas which can be accessed from the patio doors from the main sitting room and the lounge/ dining area and a stone pizza oven which are ideal for al fresco dining and entertaining.







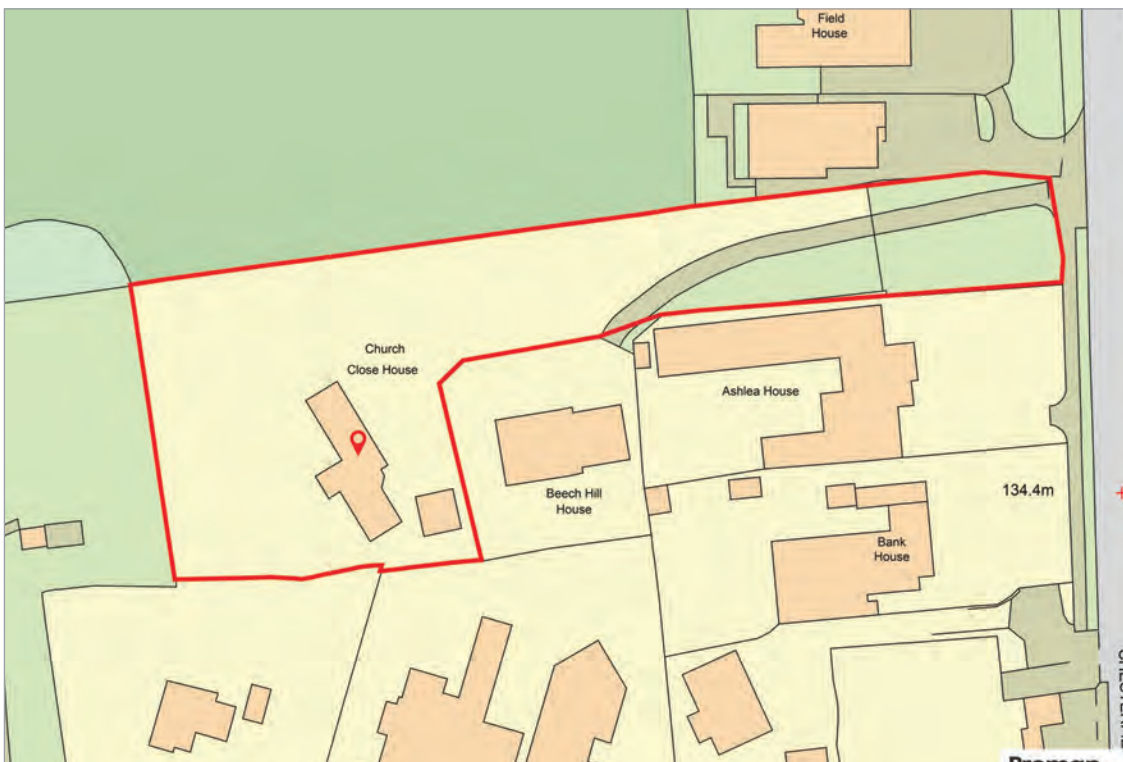
LOCATION

Church Close House is situated within walking distance of the town of Alfreton which offers great amenities including independent shops, café, bars and restaurants.

For those looking to commute the property lies within commuting distance of Derby (14 miles), Chesterfield (10 miles) and Nottingham (17 miles). The M1 (J28) motorways is within 10 minutes, while Alfreton train station offers direct services to London St Pancras via Nottingham train station. Alternatively, Chesterfield station provides good commuter links with London St Pancras being just 1 hour and 50 minutes.

East Midlands airport is 35 minutes away whilst Birmingham airport is just over an hour away.





Services, Utilities & Property Information

Utilities – The property is believed to be connected to mains electricity, water, gas and drainage.

Mobile Phone Coverage - A 5G mobile signal is available in the area; we advise you to check with your provider

Broadband Availability - FTTC - Super Fast Broadband Speed is available in the ; we advise you to check with your provider

Tenure – Freehold

Directions: Postcode: DE55 7DT | What3words: ///lately.hang.broad

Special Note

Rights and easements: Neighbouring property, Beech Hill House has a right of access over the first section of the driveway.

Planning permission: AVA/2023/0764 - Outline planning permission has been granted for up to 177 dwellings including affordable housing, with public open space and landscaping, on land to the North of Church Close House. Further information is available upon request.

Local Authority: Amber Valley Borough Council

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888

Website

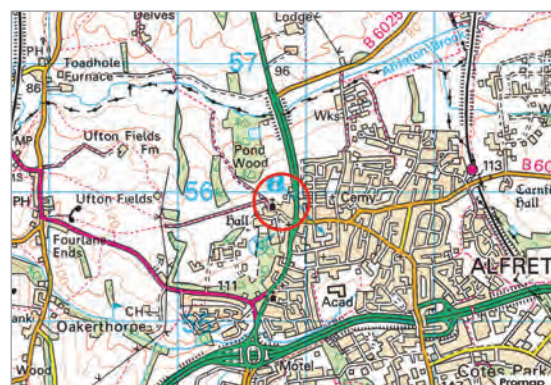
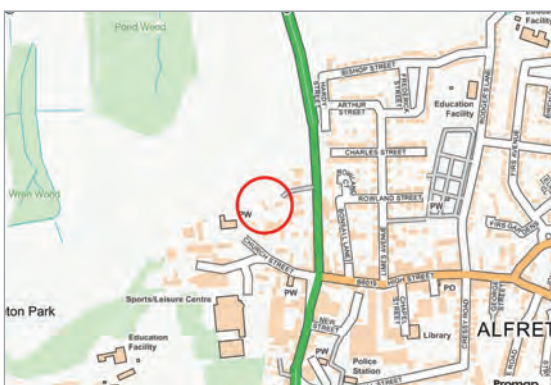
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Opening Hours:

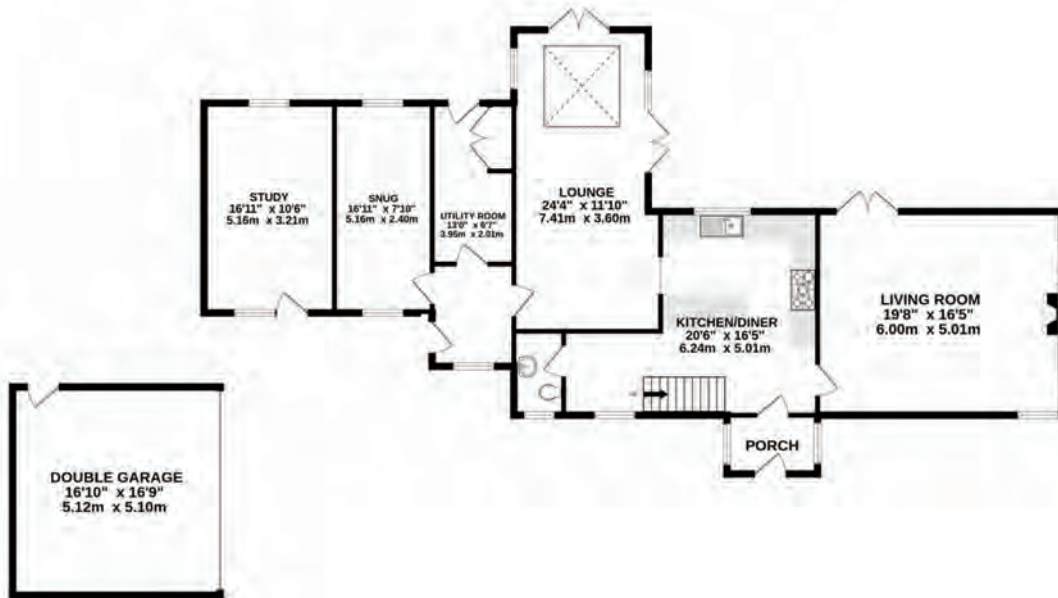
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

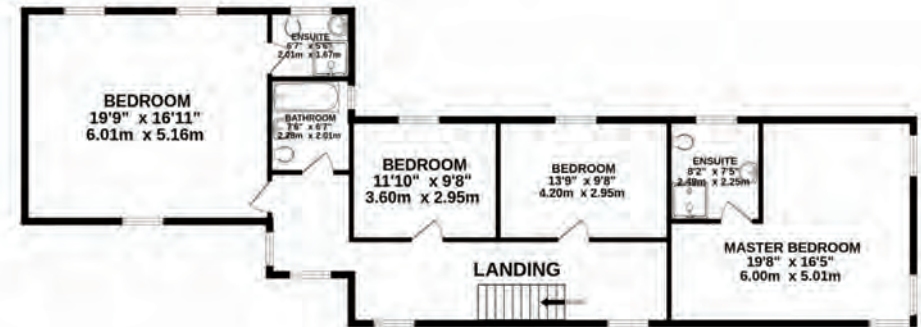
Sunday - By appointment only



GROUND FLOOR
1646 sq.ft. (152.9 sq.m.) approx.



1ST FLOOR
1217 sq.ft. (113.1 sq.m.) approx.



CHURCH CLOSE HOUSE, CHESTERFIELD ROAD, ALFRETON

TOTAL FLOOR AREA : 2864 sq.ft. (266.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure.
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We value the little things that make a home



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Greg is a highly experienced estate agent specializing in luxury properties across Derbyshire. With over 20 years in the property industry and an MBA from the University of Leicester, Greg brings a strategic, results-driven approach to high-end real estate. His deep knowledge of the local market, strong negotiation skills, and commitment to personalized service have earned him a trusted reputation among discerning buyers.

THE FINE & COUNTRY
FOUNDATION

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