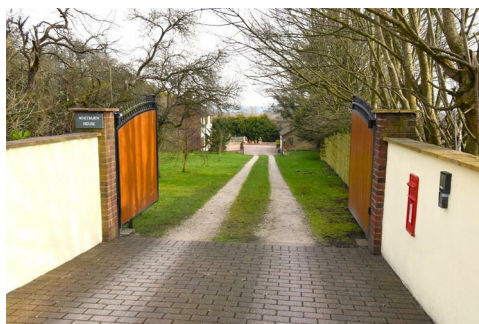




HOPKINS & DAINTY

ESTATE AGENTS



Main Road, Alferton, DE55 6ET

£599,995

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this most individual and stunning, four bedroom detached family residence. Set in a private position away from the road, via a secure gated driveway. Standing on a large garden plot in a semi rural location in the village of Stretton, which is well placed for access into the towns of Alferton and Chesterfield; as well as being surrounded by beautiful rolling countryside. The property has been very well maintained and extended by the current owners and is well worth viewing.

The accommodation comprises: a stunning conservatory, spacious kitchen/breakfast room, rear hallway, extended lounge with French doors and a lovely formal dining room with a log burning stove. There is also a convenient utility room and guest WC. On the first floor there are three double bedrooms and a single fourth bedroom, or home office as currently used. The master bedroom is served with a stylish En suite shower room and there is a similar quality main bathroom with a spa bath.

The property has gas central heating and double glazing, ample parking, a detached double garage with a side store room and delightful lawn gardens.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Directions

Whitburn House is set back from the A61 in the village of Stretton. The gated driveway is on the Eastern side of the road and is almost opposite the White Bear Public House.

Conservatory 15'8" x 9'3" (4.80 x 2.82)



Accessed via the decked seating area with double glazed French doors. A lovely double glazed conservatory overlooking the grounds; with a feature vaulted glazed roof, tiled flooring, radiator and double doors leading to:

Kitchen/Breakfast Room 17'4" x 12'11">10'2" (5.30 x 3.96>3.11)



Spacious kitchen/breakfast room, ideal for family time and entertaining. With a fitted range of attractive base and wall units with wooden work surfaces and an inset Belfast sink, with a mixer tap and tiled splashbacks. There is a matching breakfast bar with a range cooker (which is included in the sale) and a fitted hood over. Space for a fridge/freezer, double glazed front and rear windows, tiled flooring, two radiators, ceiling spotlights and doors leading off.

Hallway

Stairs rising to the first floor with a storage cupboard under. Exposed wooden flooring, a radiator and double glazed rear window. Doors to:

Lounge 17'4" x 11'11" (5.30 x 3.65)



Generous main reception room with exposed wooden flooring and a radiator. Double glazed French doors and side panels to the front elevation and a further double glazed side window.

Dining Room 13'7" x 10'5" (4.15 x 3.20)



Formal dining room with a feature fireplace housing a log burning stove. Exposed wooden flooring, a radiator and a double glazed front window.

Utility Room



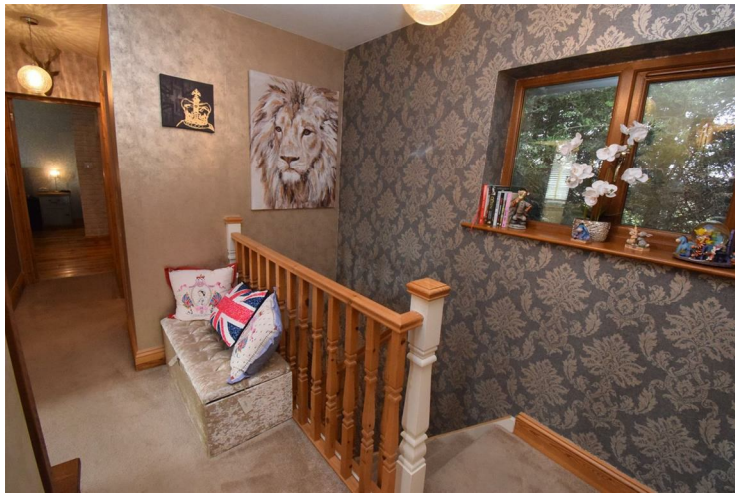
Fitted with a range of base and wall units with wooden worktops and an inset ceramic sink and drainer with a mixer tap. There is a built in dishwasher and space for a washing machine, along with tiled flooring, a radiator, ceiling spotlights and a double glazed side window and external rear door.

Guest WC



With a two piece suite comprising WC and wash hand basin. Tiled flooring, an extractor vent, double glazed rear window and a fitted cupboard housing the wall mounted gas boiler.

First Floor Landing



With a double glazed rear window, radiator, access to the loft space and doors leading off.

Master Bedroom 13'2" > 12'1" x 11'11" (4.03 > 3.70 x 3.64)



Stunning master bedroom with a Juliet style balcony and French doors to the front. Exposed wooden flooring, two radiators, a recessed space for wardrobes and a door to:

En-Suite Shower Room 9'0" x 3'10" (2.76 x 1.17)



Stylish three piece suite comprising double shower, wash

hand basin and WC. With tiled walls and flooring, a heated towel rail ceiling spotlights, an extractor vent and a double glazed rear window.

Bedroom 2 12'2" x 8'10" (3.72 x 2.70)



Second double bedroom with a radiator and double glazed front window.

Bedroom 3 11'10" x 10'6" (3.62 x 3.21)



Third double bedroom with a radiator and double glazed front window.

Bedroom 4/Study 10'5" x 4'11" (3.20 x 1.51)



Single fourth bedroom or home office. With a radiator, double glazed rear window and laminate flooring.

Bathroom 7'1" x 6'6" (2.18 x 1.99)



Three piece suite comprising spa bath with a shower attachment, wash hand basin and a WC. Tiled walls and flooring, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed rear window.

Gated Entry



The property is approached via a secure gated entry with an intercom to the house.

Garden/Driveway



The main garden is laid to lawn with a central driveway, mature trees and a fence and hedge boundary.

Parking + Turning Area



Infront of the house there is a spacious parking and turning area which extends to the side of the garage.

Double Garage 17'6" x 17'4" max. (5.35 x 5.30 max.)



Detached double garage with an electric roller door, light and power connected. Fitted range of storage cupboards and access to:

Store Room 17'6" x 5'8" max. (5.35 x 1.75 max.)

Side storage area, split into two parts. With light and power connected and a side access door.

Lower Garden



Additional lawn garden with hedging to the boundary and a decked seating area.

Services

We are informed that the property has mains services for the water, gas and electric.

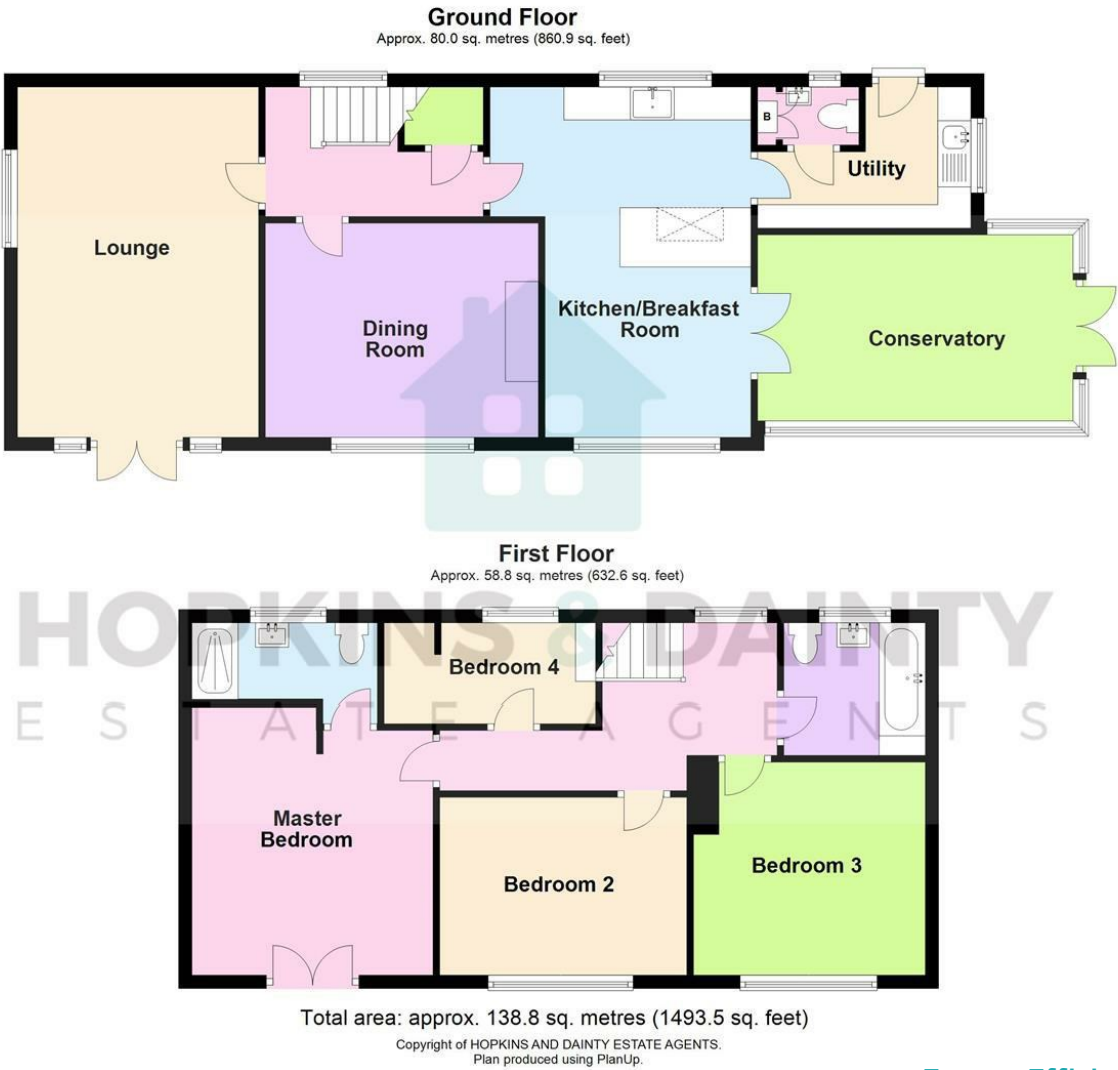
The drains are serviced by a septic tank.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some

distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

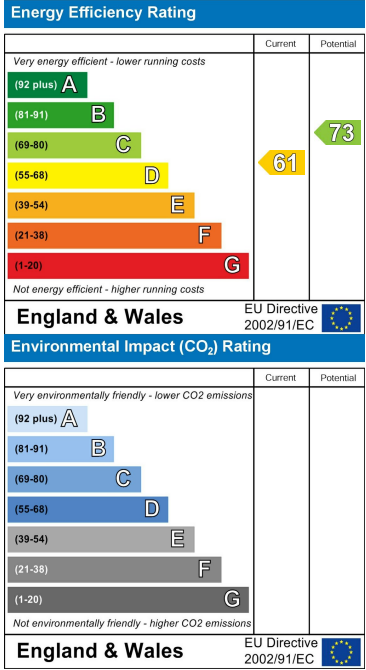
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.