



The Croft Chesterfield Road, Oakerthorpe Alferton DE55 7LP

welcome to

The Croft Chesterfield Road, Oakerthorpe Alfreton

Detached residence occupying a plot of approx 0.7 of an acre and adjacent paddock which extends to approx 1.4 acres. We believe this offers a great development opportunity subject to obtaining the relevant planning consent. The property is to be sold with the land on an unconditional basis.



Entrance Hallway

UPVC entrance door to front, radiator, staircase leading to the first floor and doors leading to:

Lounge / Dining Room

22' 7" x 11' (6.88m x 3.35m)

UPVC bay window to front, UPVC French doors leading to the rear, feature Adams style fire surround with decorative tiled and gas fire, picture rail and radiator.

Sitting Room

10' 4" x 10' 4" (3.15m x 3.15m)

UPVC bay window to front, feature fire surround with inset living flame gas fire and decorative tiles, laminate flooring and radiator.

Breakfast Kitchen

17' 9" x 12' 2" (5.41m x 3.71m)

Fitted with a bespoke Farmhouse style kitchen with solid wood base units, working surfaces, Belfast sink unit, space for a range cooker, complementary tiling to walls, slate tile floor, spotlights to ceiling, useful appliance space, two UPVC windows to rear and opening to:

Upvc Conservatory

10' 7" x 8' 2" (3.23m x 2.49m)

Brick base and UPVC construction, slate tiled floor, French doors leading to the rear and radiator.

Utility Room

7' 7" x 7' 6" (2.31m x 2.29m)

Fitted with a range of wall and base units, rolled edge working surface, one and a half bowl sink and drainer unit, space and plumbing for washing machine, wall mounted boiler, slate tiled floor, UPVC window to side and door leading to:

Guest Cloakroom

Fitted with low level wc, wash hand basin, complementary tiled walls, slate tiled floor, UPVC window to side.

First Floor Landing

UPVC window to front, stairs leading to the second floor and doors leading to:

Master Bedroom

16' 5" x 10' 5" (5.00m x 3.17m)

UPVC window to front overlooking the garden, UPVC French doors leading to the balcony.

En-Suite Bathroom

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, low level wc, complementary tiling to wall and floor, spotlights to ceiling, radiator and two obscure UPVC windows to rear.

Bedroom Two

13' 7" x 11' (4.14m x 3.35m)

UPVC window to front, fitted wardrobes, spotlights to ceiling, radiator and doors leading to;

En-Suite Bathroom

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, complementary tiling to walls and floor, spotlights to ceiling, radiator and two obscure UPVC windows to rear.

Family Bathroom

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, low level wc, complementary tiling to walls and floor, radiator and two obscure UPVC windows to the rear.

Second Floor Landing

Velux window to rear and doors leading to:

Bedroom Three

13' 11" x 9' 1" (4.24m x 2.77m)

UPVC window to side, radiator and some reduced head height.

Bedroom Four

13' 11" x 9' 1" (4.24m x 2.77m)

UPVC window to side, fitted wardrobes, some restricted head height and radiator.

Outside The Office

18' 4" x 7' 4" (5.59m x 2.24m)

Detached brick built office which could be used as a gym or living accommodation, UPVC windows to front and side, four Velux windows, French doors to the side, spotlights to ceiling and wall mounted electric wall heaters.

Triple Garage

30' 6" x 20' 6" (9.30m x 6.25m)

Three electric up and over doors, wall mounted combination boiler, power and light.

Self Contained Annex Living Kitchen

18' 6" x 12' 11" (5.64m x 3.94m)

UPVC entrance door to side, UPVC window to front, kitchen area having working surfaces, stainless steel sink and drainer unit, two radiators, spotlights to ceiling and door leading to:

Double Bedroom

11' 6" x 8' 10" (3.51m x 2.69m)

UPVC window to side and radiator.

Shower Room

Tiled shower area, pedestal wash hand basin, low level wc and radiator.

Gardens And Plot

The property is approached via a long tarmac driveway which extends past the house and office to the triple garage and annex. Immediately to the front of the property there is a generous garden which has a variety of mature trees. There is a useful carport which is ideal for extra parking and wood storage.

The Paddock

The property itself stands on a plot of approximately 0.7 acres. There is an adjacent paddock which extends to approximately 1.4 acres. Giving a total of approximately 2.1 acres subject to site survey. We believe that this offers a superb potential development opportunity subject to obtaining the relevant planning consent. The property is to be sold with the land on an unconditional basis. It should be noted that there is a Public Footpath across the



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welcome to

The Croft Chesterfield Road, Oakerthorpe Alfreton

- Potential Development Opportunity Subject to Planning Permission
- Beautiful Home and Extensive Gardens
- Triple Garage with Self Contained Annex Above
- Detached Brick Built Office and Car Port
- Adjacent Paddock with Separate Vehicle Access

Tenure: Freehold EPC Rating: E

£1,500,000



Please note the marker reflects the postcode not the actual property


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Property Ref:
DBY114803 - 0007

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bagshaws residential



01332 361308



derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1
2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)