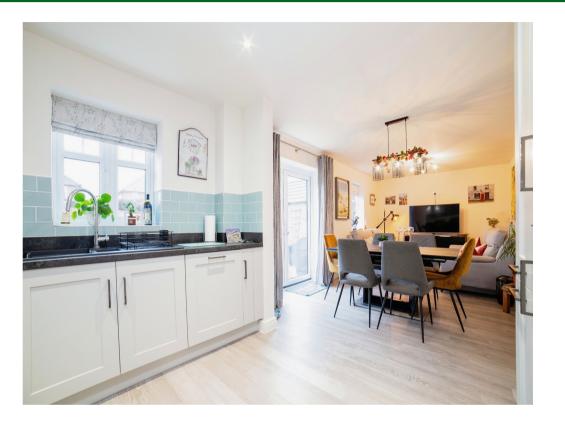


Birches Brook South Wingfield Alfreton



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Property Description

*** OPEN HOUSE TAKING PLACE SATURDAY 13TH APRIL - PLEASE CALL FOR DETAILS ***Hall and Benson are delighted to bring to the market this stunning, deceptively spacious four bedroom detached family home located in a guiet cul-de-sac within the village of South Wingfield. Accommodation comprising of; Entrance Hall, study, lounge, kitchen/diner/family room, four good sized bedrooms with en-suite to bedroom 1 and family bathroom. Gas central heating. Externally, to the side of the property there is a tandem garage with parking for 2/3 cars and a large detached garage. The front of the property benefits from a lawned area and mature shrubs, giving the property kerb appeal. The rear of the property benefits from a fully enclosed rear garden, mainly laid to lawn with planted borders and patio area. The garden is west facing, benefitting from the afternoon sun. Located close to open countryside and beautiful walks, the village benefits from a doctor's surgery, two excellent pubs, a church and primary school. Excellent transport links, providing easy access to A38/M1 and rail links to London via Derby or Nottingham. Close to local amenities and a short drive to the stunning Peak District.

Viewings are highly recommended to appreciate and fall in love with this beautiful property.

Entrance Hall

Karndean flooring, providing access to the downstairs rooms, and stairs to first floor

landing

Study

6' 6" x 9' 6" (1.98m x 2.90m)

carpet, window to front elevation, radiator, providing an ideal space for working from home

Lounge

12' 7" x 11' 4" (3.84m x 3.45m) carpet, window to front elevation, radiator.

Downstairs Wc

comprising of WC and wash hand basin

Kitchen / Diner / Family Room

29' 1" x 10' 4" (8.86m x 3.15m)

a stunning open plan living space offering ample room for seating/dining/entertaining/relaxing. This space incorporates a well equipped fully integrated kitchen, comprising of wall and base units providing ample cupboard space, integrated appliances as follows; 5 ring ceramic induction hob. extractor hob. fridge/freezer.electric double oven and dishwasher. Kardean flooring throughout, understair storage cupboard, windows and patio doors to rear elevation, radiators, door to the utility room

Utility Room

housing the boiler, space and plumbing for white goods, worktop and base units, side

door to the driveway providing easy access to the garage

First Floor Landing

Bedroom One

12' 8" x 12' 5" (3.86m x 3.78m) carpet, fitted wardrobes, window to front elevation, door to ensuite

Ensuite

comprising of fully tiled walk in rainfall shower, w/c, and basin, heated chrome towel rail, window to front elevation

Bedroom Two

9' 2" x 12' 8" (2.79m x 3.86m) carpet, window to front elevation, radiator

Bedroom Three

10' 5" x 9' 2" (3.17m x 2.79m) carpet, window to rear elevation, radiator

Bedroom Four

9' 2" x 10' 8" (2.79m x 3.25m) carpet, window to rear elevation, radiator

Bathroom

comprising of fully tiled double shower enclosure and bath with shower attachment, w/c, basin, window to rear elevation, chrome towel rail

External

The front of the property is mostly laid to lawn

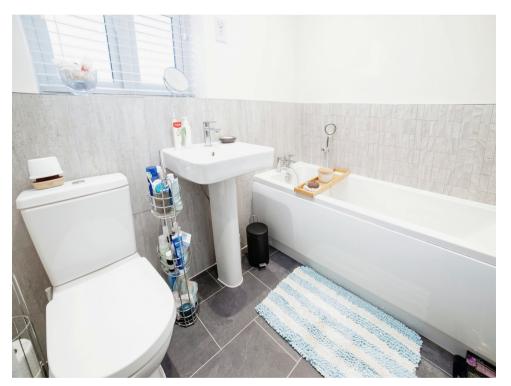
with established shrubs with steps leading to the composite front door, with a block paved driveway to the side providing off road parking and access to the detached garage which benefits from power and lighting and ample storage, a wooden gate provides access to the rear, where there is a low maintenance enclosed west facing garden mostly laid to lawn and established border with an attractive patio area providing the ideal space for alfresco dining

















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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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22A High Street ALFRETON DE55 7BN

EPC Rating: B

Tenure: Freehold





view this property online hallandbenson.co.uk/Property/ALF102568

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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