



Birches Brook  
South Wingfield Alfreton



## 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 quiet 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, under stair 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









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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**EPC Rating: B**

Tenure: Freehold

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