



Hallfieldgate Lane
Shirland Alfretton



Property Description

Situated in a popular residential location viewing is highly recommended for this stunning detached family home in a sought after residential location. Having high quality fixtures and fittings throughout. This spacious accommodation has been individually designed having oak joinery and double glazing throughout. The accommodation has impressive reception hall and cloakroom. Family living dining kitchen with access to the orangery. Utility room and lounge with media wall andrecessed log effect fire. To the first floor are four bedrooms, the principal suite having dressing area and ensuite. Further ensuite to bedroom two and family bathroom with four piece suite. Externally the front of the property has blocked paved driveway for a number of cars and in turn leads to the integral single garage which has electric up and over door. The rear garden itself being enclosed has a patio area and is laid to lawn with outside lighting.

Ground Floor

Reception Hall

Approached via a composite entrance door having two glazed side panels this impressive reception hall has Amtico flooring, recess spotlighting and a staircase to first floor accommodation having smoked glass panels. An under stairs cupboard provides storage space.

Cloakroom

Two piece suite comprising of; low flush W/C, wash hand basin and complementary tiled splashbacks. Amtico flooring and heated towel rail.

Family Living Kitchen Area

29' 8" x 15' 9" (9.04m x 4.80m)

Fitted with an extensive range of wall and base units including display shelving, having soft close doors and drawers with complementary silestone work surfaces over. This impressive kitchen has central island with cupboard space and breakfast bar. Single drainer sink unit with mixer tap, further boiling water tap and integrated microwave. Recess space for fridge freezer, integrated dishwasher and range master five ring induction hob with double ovens below. Extractor hood over. Recessed lighting, porcelain tiled floor with under floor heating and double glazed patio doors provide access to the orangery.

Utliity Room

10' 8" x 5' 2" (3.25m x 1.57m)

Fitted with a range of wall and base units with work surfaces over incorporating a single drainer stainless steel sink unit. Plumbing for the automatic washing machine, wall mounted gas heating boiler and personal door to the garage, Complementary tiled flooring and entrance door to the rear.

Lounge

13' 9" x 20' (4.19m x 6.10m)

The focal point of this room is a feature media wall having recessed log effect fire and recessed spotlighting. Engineered oak

flooring and under floor heating. Two double glazed windows overlook the side elevation and window to the front.

Orangery

12' 8" x 9' 8" (3.86m x 2.95m)

Being a particular feature of this home the orangery has french doors to the side elevation and a sky lantern roof providing natural lighting into the area. Window to the rear.

First Floor

Landing

10' 5" x 14' 8" (3.17m x 4.47m)

This impressive galleried landing has a bespoke staircase with smoked glass panels and oak handrails. A double glazed window overlooks the front elevation and airing cupboard houses the hot water cylinder.

Principal Bedroom

15' 9" x 12' 7" (4.80m x 3.84m)

The second measurements includes the fitted wardrobes which have a range of three double wardrobes providing shelving and hanging space. Double glazed window to the rear and radiator. Access to the dressing room.

Dressing Room

5' 2" x 9' 7" (1.57m x 2.92m)

The first measurement has been taken again to the front of the three double wardrobes which provide shelving and hanging space, Recess lighting and access to the ensuite.

Ensuite

8' 2" x 5' 9" (2.49m x 1.75m)

This beautifully appointed ensuite shower room has three piece suite comprising of double shower cubicle, interplan W/C and wash hand basin. Complementary tiling to the walls and floor, heated towel rail and window to the front.

Bedroom Two

17' 6" x 9' 7" (5.33m x 2.92m)

The first measurement is the maximum measurement and the second measurement has been taken to the front of the three double fitted wardrobes which provide shelving and hanging space. Radiator and double glazed window to the front.

Ensuite

8' x 4' 7" (2.44m x 1.40m)

This three piece suite has double shower cubicle, vanity unit and low flush W/C. Heated towel rail, tiling to the walls and floor and window to the front.

Bedroom Three

13' 9" x 12' 6" (4.19m x 3.81m)

The second measurement includes the three double fitted wardrobes which provide shelving and hanging space. Radiator and double glazed window to the rear. Access to the available roof space which has ladder.

Bedroom Four

10' 6" x 12' 7" (3.20m x 3.84m)

The second measurement includes the fitted wardrobes which provide shelving and hanging space. Radiator, recessed lighting and double glazed window to the rear.

Bathroom

10' 1" x 7' 7" (3.07m x 2.31m)

This well appointed four piece suite









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: C Council Tax
 Band: F

view this property online hallandbenson.co.uk/Property/ALF103655



Tenure: Freehold



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.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF103655 - 0004