



**The Old Vicarage Church Street**

, Alfreton, DE55 7AH

Asking Price £775,000





## The Old Vicarage Church

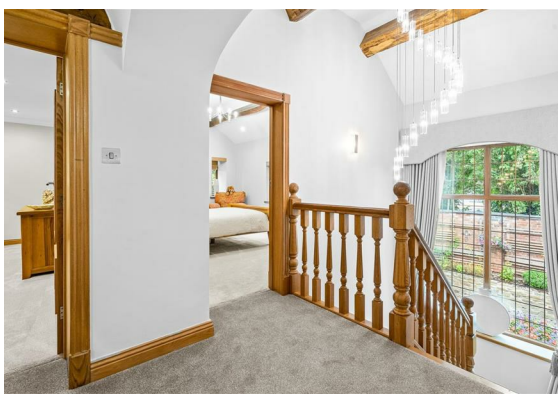
, Alfreton, DE55 7AH

Elegance, style and character, this simply stunning 4 bedroom period family home stands beautifully in a private gated plot measuring approximately 0.5 acres right in the heart of Church Street. Impeccably, meticulously and thoughtfully modernised, carefully considering the property's heritage and complimenting the wealth of period features with simply beautiful classic-contemporary interior design throughout.

Offering 3347 sqft of accommodation over 2 storeys, the property features 3 formal reception rooms including the family dining lounge with open fire, the formal dining room with patio doors to the gardens and the stunning orangery with social bar area. The living space is flexible and offers ample work-from-home space, the bedrooms have all been individually styled to compliment the property's original craftsmanship and the bespoke bathrooms, which includes the main bathroom, master en-suite and ground floor WC have been styled by local bathroom designer, Leonide Interiors.

The grounds measure approximately 0.5 acres and boasts a large lawned area, long sweeping gated driveway and a choice of social patio and BBQ areas, ideal for capturing all-day sun.

The ground floor comprises; entrance hallway, bespoke island breakfast kitchen with integrated appliances and quartz worktops, separate utility /

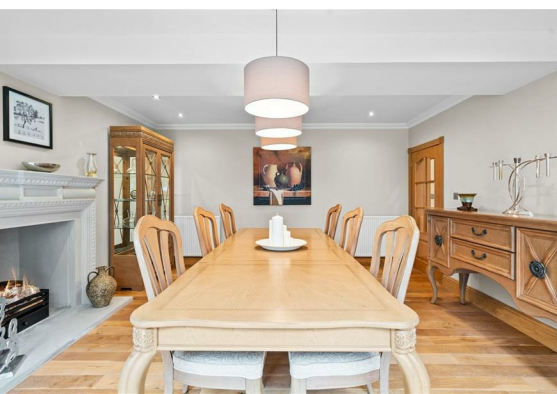






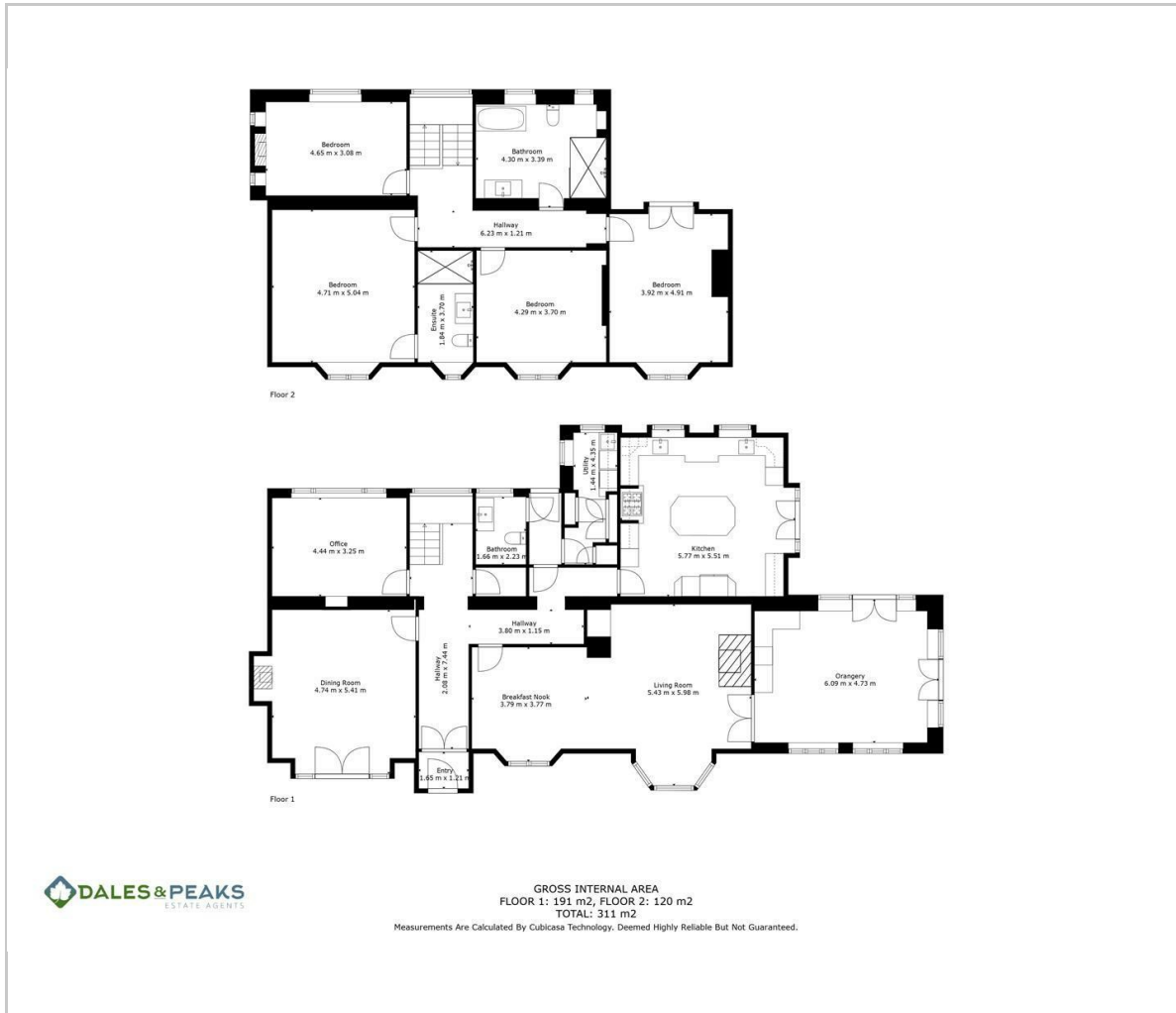
laundry area, double bay-fronted family dining lounge with open fire, adjoining orangery with bar and patio doors to the bbq terrace, formal dining room with patio doors to the garden, ground floor study providing ample work-from-home space and a stylish ground floor WC.

The first floor comprises; galleried landing with drop lighting, impressive family bathroom with freestanding bath and separate rain shower, 4 individually styled and generously sized bedrooms and the master en-suite shower room.





## Floor Plan

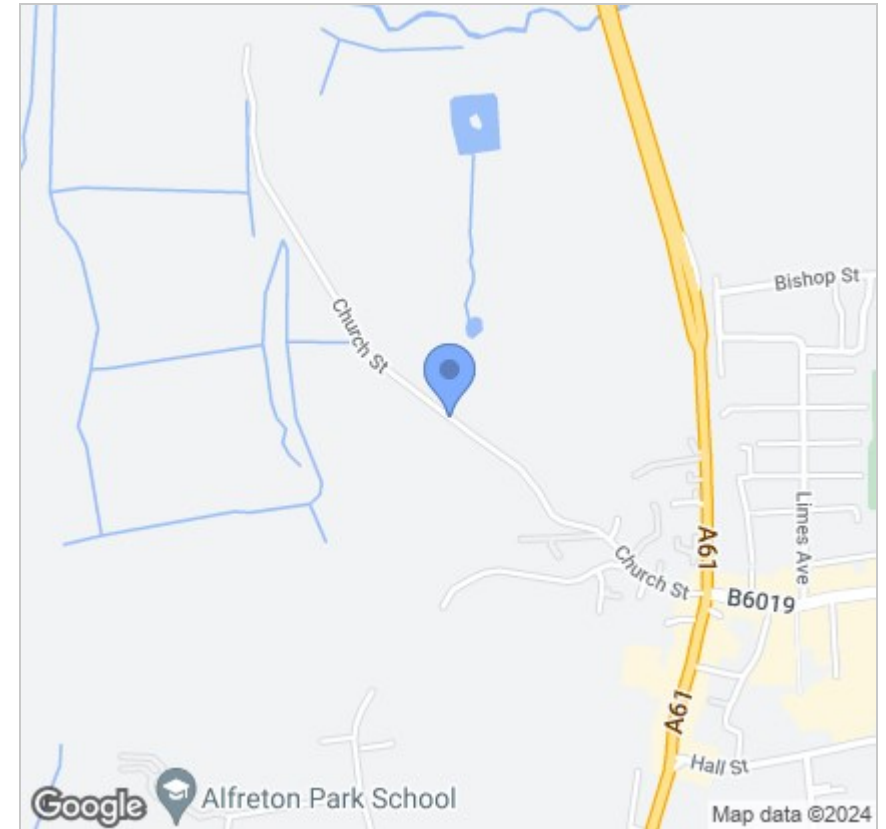


## Viewing

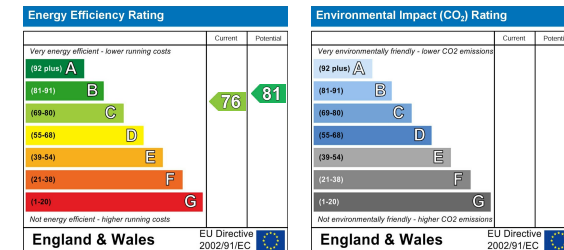
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## Area Map



## Energy Efficiency Graph



131 Chatsworth Road, Chesterfield, Derbyshire, S40 2AP  
 T: 01246 567540



E: info@dalesandpeaks.co.uk  
 www.dalesandpeaks.co.uk