DALES & PEAKS

2 Top Farm Main Road
Stretton, Alfreton, DE55 6EW

Guide Price £425,000

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£425,000 - £450,000 (Guide price) Situated in this pretty, semi rural location, neighbouring stunning Derbyshire countryside while being conveniently located close to amenities and commuter links is this spacious and tastefully styled 4 bedroom detected gamily home.

Constructed in 2019, the home has been designed around modern lifestyle, It's flexible accommodation perfectly suits family life alongside having fantastic space to work-from-home and a truly stand out feature is its social, open-plan space leading off the kitchen, ideal for entertaining with bi-fold doors leading into the garden.

Offering 1851 sqft of accommodation over 2 storeys, the property features a modern designer kitchen with a full range of hi-spec integrated appliances, 2 reception rooms including a separate formal lounge alongside the open-plan family space, a ground floor study providing private work-from-home space, a large utility room with external door access, a large central hall and landing space giving the home a real feel of light and space, 4 very generously sized bedrooms and 2 modern bathrooms including the master en-suite shower room.

Externally is a private landscaped garden, detached double garage and driveway providing parking for multiple vehicles.

Dales & Peaks ForwardMove please read

Floor Plan

Bedroom
3.2 m x 2.9 m

Open To Below

Hall
4.3 m x 4.0 m

Bathroom
2.7 m x 3.0 m

En Suite
2.7 m x 2.0 m

Bedroom
3.2 m x 4.2 m

Bedroom
3.1 m x 3.1 m

Primary Bedroom
3.1 m x 6.1 m

Floor 2

Wc
1.1 m x 1.6 m

Office
2.9 m x 2.8 m

Hall
4.6 m x 2.8 m

Utility
2.7 m x 2.8 m

Living Room
4.8 m x 4.3 m

Kitchen
5.5 m x 4.3 m

Floor 1

Dining Area
3.9 m x 3.0 m

DALES & PEAKS
ESTATE AGENTS

TOTAL: 171 m2
FLOOR 1: 86 m2, FLOOR 2: 85 m2
EXCLUDED AREAS: OPEN TO BELOW: 1 m2, BAY WINDOW: 1 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Area Map

Stable

A61

Highstairs Ln

Highstairs Ln

Main Rd

B6014

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
85 | 93

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions

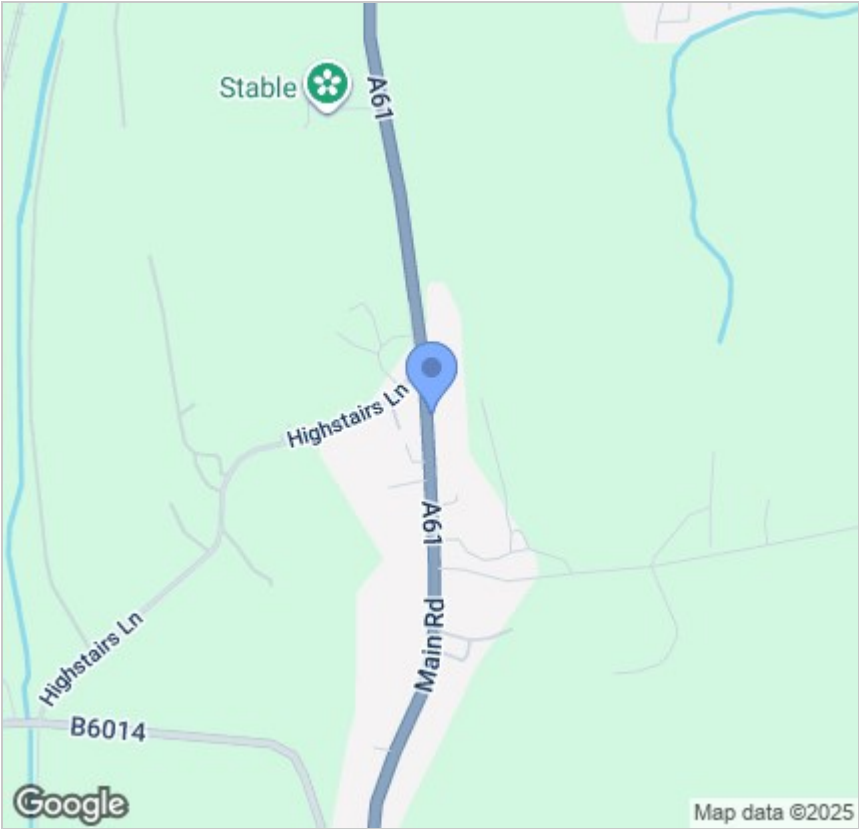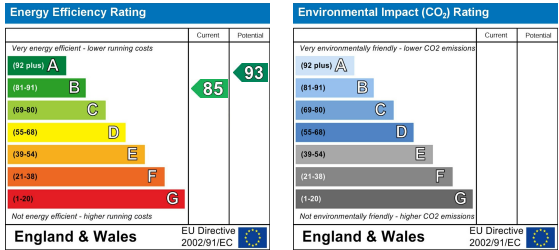**England & Wales** — EU Directive 2002/91/EC

Viewing

Please contact our Chesterfield Office on 01246 567540

if you wish to arrange a viewing appointment for this property or require further information.

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APIP
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