



Northfield, Shirland, DE55 6LT

This beautifully-presented family home has been upgraded to a high standard inside and out and has two off-road parking spaces. Located on a large corner plot, the pristine gardens perfectly complement the stylish interiors and the home feels particularly cosy and welcoming in winter.

On the ground floor, the entrance hallway has doors through to the living room, kitchen-diner and WC. On the first floor are three bedrooms (one en-suite) and the family bathroom. The front garden has been designed to create raised flower beds and walkways through to admire the colourful flowers. The rear garden has an impressive summer house, dining patio and more neat flower beds. To the rear are two off-road parking spaces.

Shirland is an historic village which featured in the Domesday Book. Ogston Reservoir offers pleasant local walks nearby and the delights of the Derbyshire Dales and Peak District are a short cycle or drive away. Hardwick Hall, Chatsworth House and Haddon Hall are wonderful places to visit locally too.

The village is located equidistant between Alfreton and Clay Cross, where both towns are well-served with supermarkets and town centre shops. The A38 and M1 are a short distance away and offer good commuting routes to Chesterfield, Derby, Nottingham and Mansfield.

- Beautifully-presented modern home
- Sleek kitchen-diner
- Large corner plot
- Walking distance to primary school
- Landscape-designed front garden
- Off-road parking for 2 vehicles
- Ground floor WC
- Stylish, modern rear garden
- Three bedrooms, 2 bathrooms
- Bespoke dressing room

£315,000

Northfield, , Shirland, DE55 6LT

Front of the home

Constructed in 2018, this sandstone brick home has a tiled roof. To the left is a low stone wall and open entrance through to the front garden. A low brick wall to the right borders the rear garden. This impressive home is on a large corner plot and has slate grey-framed uPVC double glazing. Step through the composite front door with chrome letterbox and handle into the entrance hallway.

Entrance Hallway

With parquet oak veneer flooring, this wide and welcoming entrance to the home has a high ceiling with contemporary light fitting. There is a radiator, space for a console table or storage unit, doors to the living room, kitchen-diner and WC, with stairs leading up to the first floor.

Living Room

15'8" x 10'1" (4.8 x 3.08)

This is a delightful, elegant living room. The dual aspect room has two west facing windows and a south facing window, bathing the room in natural light. The focal point is the newly-created fireplace with stunning gas fire and bespoke TV recess above. The current owner commissioned this bespoke eye-catching fireproof wall.

There are alcoves each side, two radiators, two ceiling light fittings and plenty of room for furniture in this carpeted living room.

Kitchen-Diner

17'6" x 15'9" (5.35 x 4.82)

We love this bright and airy room which has crisp white decor, glossy white cabinets, double French doors and wide south- and east-facing windows flooding this room with natural light. The parquet oak veneer flooring flows through from the entrance hallway.

As you enter the room, there is space for a six-seater dining table, with a radiator on the wall, and views directly out to the rear garden.

Over to the left is the kitchen, which includes a large L-shaped worktop and another worktop with breakfast bar. The marble worktop has an integrated 1.5 stainless steel sink with modern swan neck chrome mixer, in front of the window looking out to the rear garden. Beneath is an integrated dishwasher, cabinet and then six very useful wide and deep pan drawers. Towards the far end of this side of the kitchen is a full-height pull-out cabinet, space for a fridge-freezer and a composite door out to a side passage, connecting the front and rear gardens.

Opposite that door is a large under-stairs cupboard and another long marble worktop with four cabinets below and two above. The kitchen has recessed ceiling spotlights.

Ground Floor WC

4'10" x 4'1" (1.48 x 1.25)

This useful ground floor WC has Porcelanosa tiled flooring, with the bottom half of the walls also tiled. There is a ceramic WC with integral flush and pedestal ceramic sink with chrome mixer tap. Above this is a wall-mounted mirrored cabinet and there are recessed ceiling spotlights and a chrome vertical heated towel rail.

Stairs to first floor landing

The carpeted stairs have a handrail on the right and lead up to the L-shaped landing. There is a high ceiling with light fitting and, at the landing a cute narrow and tall north-facing window. Doors lead into the three bedrooms and family bathroom.

Bedroom One (master)

10'10" x 9'9" (3.32 x 2.98)

This large double bedroom has a double fitted wardrobe on the right, creating space within the room for a double bed and additional furniture. There is a south-facing window, radiator, ceiling light fitting and door to the en-suite shower room.



Bedroom One en-suite

8'5" x 6'6" (2.57 x 1.99)

This spacious en-suite is actually larger than the main bathroom in this home and oozes luxury. With Porcelanosa floor tiles, the room has a large shower cubicle with sliding glass doors and a mains-fed shower. The sleek modern vanity unit has an unusual reinforced glass sink with chrome mixer tap. There is a ceramic WC with integral flush, four tall wall-mounted mirrored cabinets and a large square frosted double-glazed window.

Bedroom Two

8'11" x 6'0" (2.73 x 1.84)

Currently set up as a bespoke dressing room/walk-in wardrobe, this room could also be a single bedroom, home office or baby's nursery. The large square west-facing window has views along the street to the open countryside beyond. The room is carpeted and has a radiator and ceiling light fitting, as well as the specially-designed open wardrobe and shelving.

Bathroom

6'7" x 5'7" (2.03 x 1.72)

Another luxurious bathroom that always has a fresh feel with the white Porcelanosa floor tiles. The bath itself has a chrome mixer tap. The vanity unit has two deep drawers and a contemporary shallow sink with chrome mixer tap. The capsule WC has an integrated flush. The room also includes a wall-mounted mirrored cabinet, frosted double-glazed window, recessed ceiling spotlights, extractor fan and chrome vertical heated towel rail. The bottom half of the walls are tiled with the top half painted.

Bedroom Three

10'1" x 9'9" (3.09 x 2.98)

A good sized double bedroom, this room has dual aspect windows to the south and west. The room is carpeted and has a radiator and chandelier light fitting.

Front Garden

This newly-created garden boasts several raised flower beds and includes two palm trees, a Japanese flowering cherry tree and several cypresses. There is flagstone paving and the garden is bordered by a low brick wall with a cherry laurel bush above.

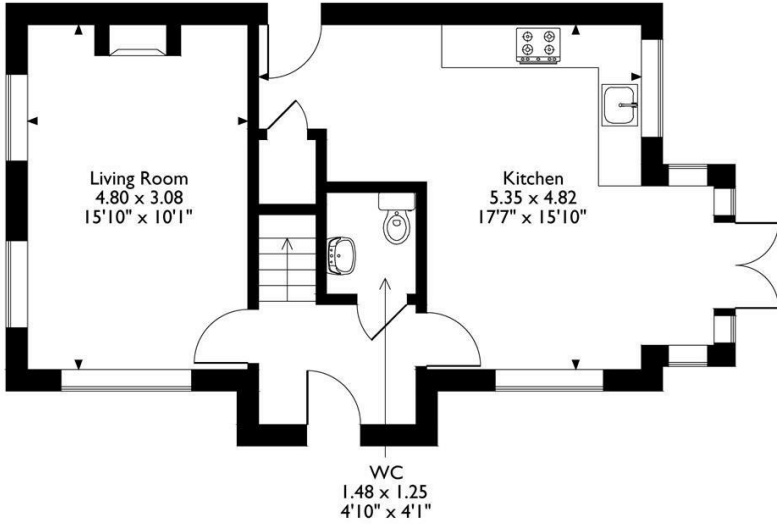
Rear Garden

Accessed via a path from the front garden, from the kitchen and the dining area, this is a well-designed and easy maintenance rear garden. The large paved patio has plenty of space for a dining set, seating, fire pit and more. The spacious, modern south-facing summer house has double doors and two full-height glazed panels, with a shed attached to the side. Beyond is an astroturf area - perfect as a safe place for children to play. A decorative iron gate leads out to the two off-road parking spaces. A timber fence forms the north and east boundaries, whilst a low brick wall with laurel bush forms the southern boundary.

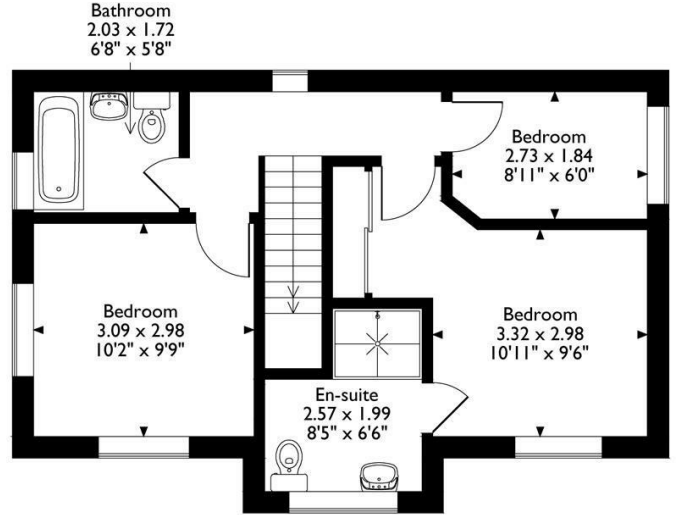
The gardens are pretty, pristine, relaxing spaces which are perfect for gathering with family and friends.



2 Northfield
 Approximate Gross Internal Area
 88 Sq M / 947 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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			
England & Wales		84	
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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