



Highfields Close, Alfreton, DE55 7PX

This elegant, modern family home has stylish interiors, a multi-purpose garden, driveway for two vehicles and a splendid open plan kitchen-diner with bifold doors to the garden. In a sought-after location just off the Wingfield Road, this is a perfect family home, with lots of downstairs living space as well as three bedrooms, two bathrooms and an additional ground floor WC.

On the ground floor the long entrance hallway has doors off to the sitting room and home study, a useful utility room, the huge open plan kitchen-diner (which incorporates a spacious playroom too) and the ground floor WC. Stairs lead up to the first floor where there are three bedrooms (one en-suite), a family bathroom and large storage cupboard. We love the rear garden, which includes separate zones for outdoor dining, a play area with chipped bark base, lawn, seating area, water feature and shed. To the front of the home is a tarmac driveway with space for 2 vehicles to park.

Highfields Close is on the south-western edge of Alfreton, just a one minute drive from the A38 and five minutes from junction 28 of the M1. It's therefore perfectly situated for commuting to Derby, Chesterfield, Mansfield, Sheffield and Nottingham.

Alfreton is a historic town - the name is rumoured to originate from King Alfred founding the town, albeit there's plenty of evidence that a settlement was here long before that. The town is well-located, just to the east of the Peak District and Derbyshire Dales, so there are numerous walking and cycling routes in the area.

- Splendid 3 bedroom, 2 bathroom family home
- Bifold doors to rear garden
- Quiet cul-de-sac on edge of town
- Energy efficient - EPC Rating B
- Pristine rear garden with outdoor dining, play area and seating
- Garage converted to sitting room, study and utility
- Driveway for 2 vehicles
- Open-plan kitchen diner and playroom
- Bosch and Hotpoint appliances
- Immaculately presented

£350,000

Highfields Close, , Alfreton, DE55 7PX

Front of the home

This attractive detached home is of standard brick and tile construction, with a mock Tudor gable. To the right of the tarmac drive is a lawn, with bushes occupying the slate bed border. A grass 'service strip' to the left of the home is not part of the property but adds to the sense of space around this home. On the right, a gate leads through to the rear garden.

The covered porch runs the full width of the home, with columns at each end. There is an outside light and you enter the home through a composite front door with chrome handle and letterbox.

Entrance Hallway

This is a bright and welcoming entrance to the home. There is a high ceiling with two light fittings, oak veneer floor and radiator. Stairs on the right lead up to the first floor and there is an open entrance at the end of the hallway into the kitchen-diner.

Matching modern white panelled doors lead into the sitting room, utility room, a storage cupboard and the ground floor WC.

Sitting Room

19'8" x 10'2" (6 x 3.12)

The former garage has been skilfully converted into a sitting room with an area at the rear for a study/home office, as well as a utility room. It's a clever use of space and creates a lot more living area on this ground floor.

With a window stretching almost the full width of this south-facing room, it is light and airy yet - thanks to the classic decor - also feels lovely and cosy. The room is carpeted and has two ceiling light fittings and radiator in the main sitting area. The separate zone around the corner at the rear of the room is set up as a home office and has another ceiling light fitting.

Utility Room

6'4" x 5'2" (1.95 x 1.6)

Also formerly part of the previous garage, this room has light oak-effect laminate flooring and plenty of open storage space for a vacuum, ironing board, etc. There is a worktop with space and plumbing below for a washing machine, with space at the end for a full-height fridge-freezer. There is a ceiling light fitting and plenty of power points.

Kitchen-Diner

20'6" x 18'8" (6.25 x 5.7)

We adore this wonderful room with bifold doors opening fully onto the rear garden. The beauty of having converted the garage is that the former lounge is now a huge combined dining room and playroom, whilst the addition of a kitchen island creates a relaxed area to gather and dine in the kitchen itself. This area, too, has plenty of space for a sofa, TV and additional furniture - so it truly is the beating heart of the home for friends and family to congregate.

With a light ceramic floor and white walls and cabinets, it feels very light and open. The island in the centre has push-open cabinets on one side and a breakfast bar with space for two stools on the other. A distinctive ceiling light fitting has been deliberately placed above.

Immediately on the right is a full-height double cabinet unit, incorporating a Bosch double oven and grill. Beyond is a long worktop with cabinets above and below including an integrated Hotpoint dishwasher and several deep pan drawers. Set within the worktop is a large stainless steel 1.5 sink and drainer with chrome mixer tap and also a Hotpoint four ring gas hob with extractor fan above. At the far end is a fitted full-height Hotpoint fridge freezer, with a radiator over on the left wall.

Triple bifold doors open to reveal the garden and there is room aplenty in this area for a sofa and TV cabinet.

An open entrance on the left leads into the dining room, which is so large that it houses a six seater dining table and still has plenty of room for a playroom. There are two ceiling light fittings, a radiator and large deep north-facing window out to the rear garden.

Ground Floor WC

5'8" x 5'4" (1.75 x 1.65)

This roomy WC has a light oak veneer floor and plenty of space for free-standing storage. There is a capsule WC with Grohe flush, a floating ceramic Sottini sink with chrome mixer tap and a feature tiled wall. There is also a frosted double-glazed window, radiator, recessed ceiling spotlights and extractor fan.



Stairs to first floor landing

Carpeted stairs with a sturdy pine banister on the left curve up to the first floor landing. There is a tall window at the half-turn letting natural light in. At the landing there are two ceiling light fittings, a radiator and loft hatch - the loft is part-boarded and has a pull-down ladder and lighting.

Matching white doors with chrome handles lead into the three bedrooms, family bathroom and a large storage cupboard which houses the Potterton boiler.

Bedroom One

10'2" x 6'6" (3.1 x 2)

With an open aspect to the front, this single bedroom is carpeted and has a radiator and ceiling light fitting.

Bedroom Two (Master)

10'9" x 9'10" (3.3 x 3)

The wide south-facing window and, opposite, the mirrored sliding doors on the double fitted wardrobe create a light and airy master bedroom. The carpeted room has a radiator, ceiling light fitting and plenty of room for a double bed and additional furniture. A door leads through to the en-suite shower room.

Bedroom Two En-Suite

7'10" x 6'2" (2.4 x 1.9)

This impressive contemporary shower room has tile-effect laminate flooring and a distinctive tiled surround in the walk-in shower cubicle. This mains-fed shower has a reinforced glass screen, rainforest shower head and separate hand-held attachment, as well as a digital control panel on the wall.

The 'floating' vanity unit has a sleek Sottini ceramic sink with wall-mounted chrome mixer tap above. There is a capsule ceramic WC with chrome Grohe flush and a well-designed recessed cabinet above. The deep-set frosted double-glazed window has a wide sill. The room also has recessed ceiling spotlights, an extractor fan and chrome vertical heated towel rail.

Bedroom Three

11'3" x 10'2" (3.45 x 3.1)

This large double bedroom at the rear has views out over the rear garden through the large, square north-facing window. The carpeted room is therefore flooded with natural light and has a radiator and ceiling light fitting.

Bathroom

7'3" x 5'6" (2.22 x 1.7)

Another very impressive bathroom, this has a long bath with wall-mounted chrome mixer tap - meaning you can truly stretch out and relax with no taps at the end to hamper you! Above is a mains-fed shower with rainforest shower head, pivoting glass screen and slate-grey rectangular tiled surround.

The room also has a 'floating' vanity unit with ceramic Sottini sink and wall-mounted chrome mixer tap. There is a capsule WC with Grohe flush, frosted double-glazed window and recessed ceiling spotlights. The bathroom also features light oak-effect laminate flooring, an extractor fan and chrome vertical heated towel rail.

Rear Garden

We fell in love with this garden from the moment we glimpsed it through the triple bifold doors! It's perfect for all the family, with zoned dining and seating areas, a safe play area with bark chippings, a neat lawn and shed.

Stepping out from the kitchen diner, you alight onto the large square dining patio with a substantial pergola and festoon lighting above. The children's play area on the left has space for a swing or slide. In front, the neat lawn has curving borders and flower beds to the left and right. These flower beds have a selection of well-maintained plants, bushes and trees including a pretty dappled willow, Japanese flowering cherry tree and young cypress. Towards the end of the garden are an elevated decked seating area and in the top left, a shed with pretty wisteria growing on it.

Timber fences form the border on three sides and there is a path round to the front garden with lockable timber gate.

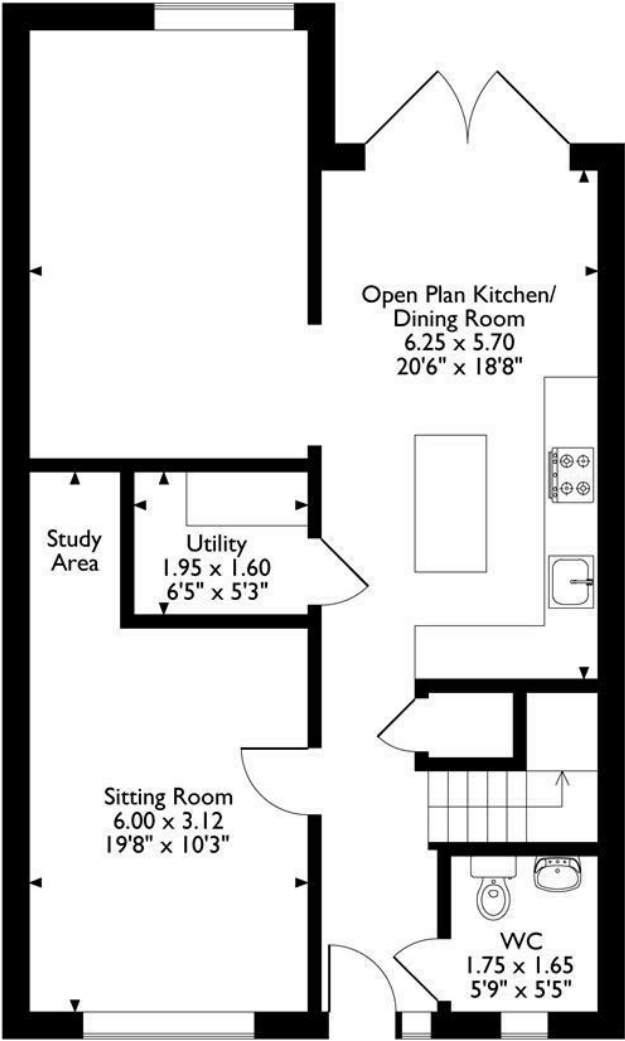
It is a beautiful quiet sanctuary with large neighbouring gardens all around adding to the sense of privacy and space.



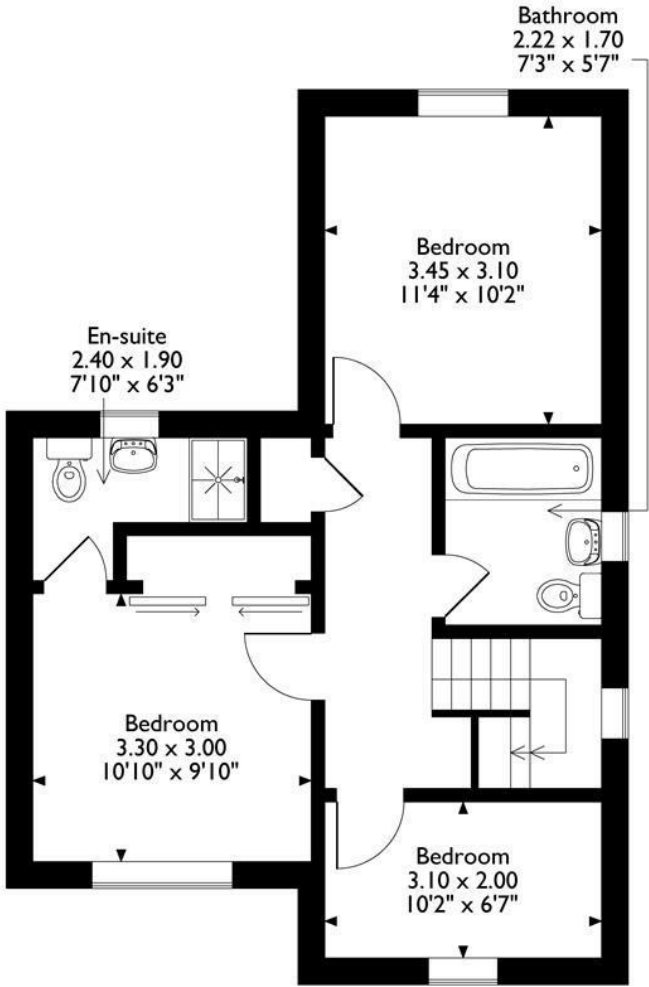
10 Highfields Close

Approximate Gross Internal Area

110 Sq M / 1184 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	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	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315