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estate agents

The Homestead 42 Town End

Shirland, Alferton, DE55 6BL

£450,000

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Impressive ORIGINAL FOUR BEDROOM EXTENDED DETACHED 18th CENTURY PERIOD FAMILY HOUSE which retains many original features and is offered with NO CHAIN & IMMEDIATE POSSESSION!!

Situated upon A FABULOUS REAR FULLY LANDSCAPED GARDEN(just under 1/4 acre) WITH REAR DOUBLE GARAGE. Potential (subject to consents) for front driveway or garage space.

Offering just under 2000 sq ft of versatile EXTENDED family accommodation the interior benefits from gas central heating with a Combi Boiler, uPVC double glazing and comprises of front entrance hall, front family reception room, dining room or bedroom 4, extended kitchen, rear sitting room leading to the Conservatory. To the first floor Main Principal Bedroom, second double bedroom with walk in wardrobe- has potential for en suite (subject to consents) third rear double bedroom with views over the rear garden, partly tiled family bathroom with 5 piece suite incorporating original 4th bedroom.

This tremendous property enjoys a superb roadside presence, set back behind a low stone and brick wall with two wrought iron gates which provide access to the front gardens. Pathways lead to the side of the property with fabulous front mature gardens set with an abundance of plants and shrubs. There is potential (subject to consents) for side rear driveway to provide front parking or potential for garage.

Immediately to the rear is an extensive block paved patio with feature circular paved insert and dwarf stone wall to the surround with central steps leading to the landscaped extensive gardens with outside lighting. Perfect for family and social entertaining.

Beyond the patio is an extensive lawned garden with well established mature trees, shrubs and flowering borders. Additional paved patio and brick built Gardeners Store. Outside water tap, lighting, several outbuildings which provide excellent storage space.

Rear access road leads to the Double Garage

Additional Information

Gas Central Heating-Combi Boiler

uPVC double glazed windows

Gross Internal Floor Area-181.3 Sq.m /1952.0 Sq.Ft.

Council Tax Band - E

Secondary School Catchment Area- David Nieper Academy

Entrance Porch

uPVC front entrance door into the Hallway

Front Entrance Hall

10'1 x 3'5 (3.07m x 1.04m)

Meter cupboard. Stairs climb to the first floor.





Reception Room

13'4 x 13'0 (4.06m x 3.96m)

Good sized family reception room with feature stone fireplace having a slate hearth hand open grate.

Dining Room/Bedroom 4

13'4 x 12'7 (4.06m x 3.84m)

A versatile room which could be used for dining or as a ground floor double bedroom. There is a feature fireplace with exposed brick/stone work & raised hearth with gas-fire. Dressed stone to the walls & exposed ceiling beams.

Kitchen

14'10 x 0'0 (4.52m x 0.00m)

Comprehensively fitted with a range of Oak bas and wall units, display cabinets & feature shelving with complementary tiled work surfaces over with inset stainless steel sink unit. Integrated electric oven, gas hob, extractor hood (new in 2023) De Dietrich deep fat fryer, waste disposal, dishwasher, fridge & freezer. Splash back tiling. Breakfast bar. Tiled flooring. Feature exposed dressed stone wall. Exposed beam & wooden lintels. Downlighting. Access to Cellar which provides excellent storage space. Two rear aspect windows with views over the rear gardens.

Sitting Room

10'11 x 9'1 (3.33m x 2.77m)

A further versatile room with feature dado rails, and uPVC patio doors to the Conservatory

uPVC Conservatory

13'11 x 11'5 (4.24m x 3.48m)

Brick built base and uPVC double glazed windows. Tiled floor and doors to rear gardens.

Inner Hallway

14'0 x 4'2 (4.27m x 1.27m)

Range of cloak hooks. uPVC frosted glass door to the rear gardens. Internal door to the double garage.

Cloakroom

4'2 x 2'5 (1.27m x 0.74m)

Comprising of a 2 piece suite which includes low level WC, pedestal wash hand basin with splash back tiling.

Utility Room

8'8 x 7'8 (2.64m x 2.34m)

Comprising of a range of shelving. Plumbing for washing machine.

Study

7'8 x 7'7 (2.34m x 2.31m)

Great space for office or home working. Velux style windows.

First Floor Landing

12'3 x 4'8 (3.73m x 1.42m)

Access to the loft space.

Principal Double Bedroom One

13'5 x 13'2 (4.09m x 4.01m)

Fabulous spacious main double bedroom with dual aspect windows.

Front Double Bedroom Two

13'2 x 12'7 (4.01m x 3.84m)

A second good sized double bedrooms with front aspect window. Over stairs storage space.

Rear Bedroom Three

11'0 x 9'3 (3.35m x 2.82m)

A good sized third bedroom which could be used for office or home working space. Rear aspect window which enjoys views over the rear landscaped gardens.





Half Tiled Family Bathroom

9'9 x 14'9 (2.97m x 4.50m)

Incorporates the original bedroom four- now comprising of a 5 piece bathroom suite which includes a Jacuzzi bath, walk in shower cubicle with shower over, low level WC, bidet and pedestal wash hand basin. Wall mirror with lighting. Feature Glazed shelving. Built in cupboard where the Combi Boiler is installed (2023) . Chrome heated towel rail.

Outside

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Access to the Double Garage.

Double Garage

19'0 x 17'5 (5.79m x 5.31m)

Right of way of the rear access which leads to the double garage. Double up and over electric door, there is lighting, power and internal door to the house.



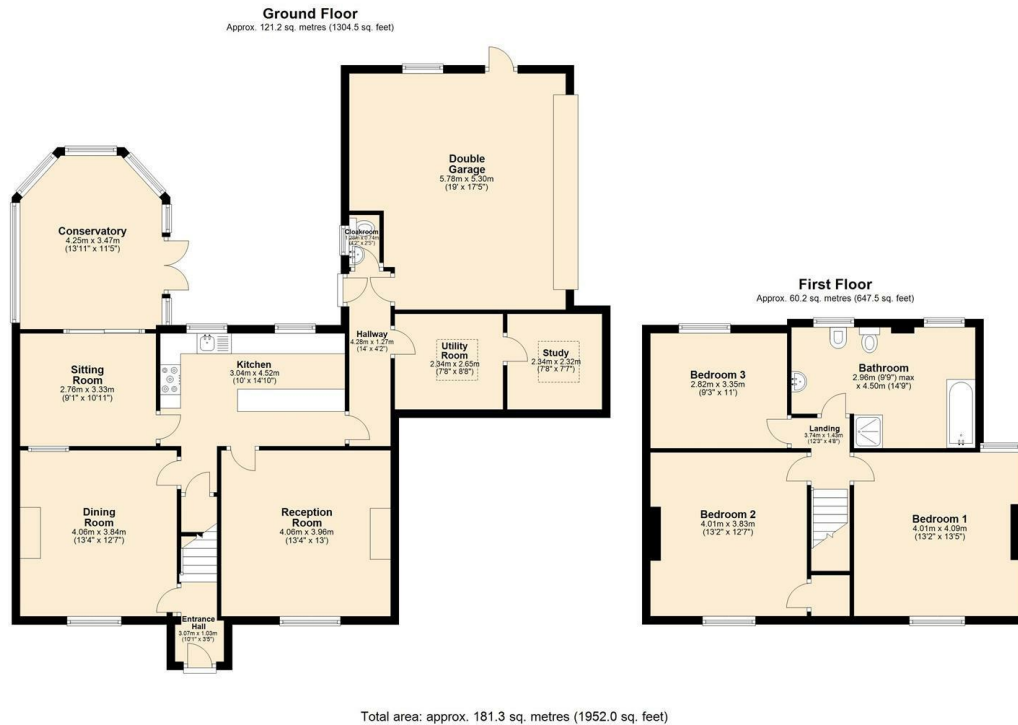
School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

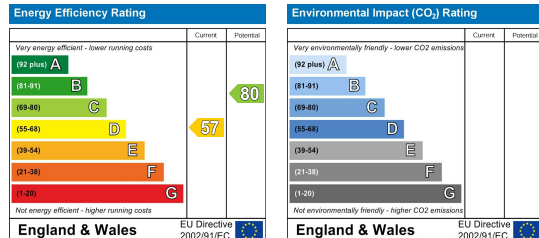
Floor Plan



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.