



**wards**  
estate agents

**5 Bloomery Close**

Alfreton, Chesterfield, DE55 7PY

**Guide price £475,000**



# 5 Bloomery Close

Alfreton, Chesterfield, DE55 7PY

Guide Price £475,000 - £495,000  
Early viewing is absolutely imperative to fully appreciate this impeccably presented FIVE BEDROOM/THREE BATHROOM EXECUTIVE DETACHED FAMILY HOUSE! Situated within this enviable cul de sac on this highly sought after residential development. Perfectly located alongside the A38 and M1 commuter road links to Chesterfield, Derby, Nottingham, Sheffield and beyond. Local amenities, shops, schools and bus routes are close by.

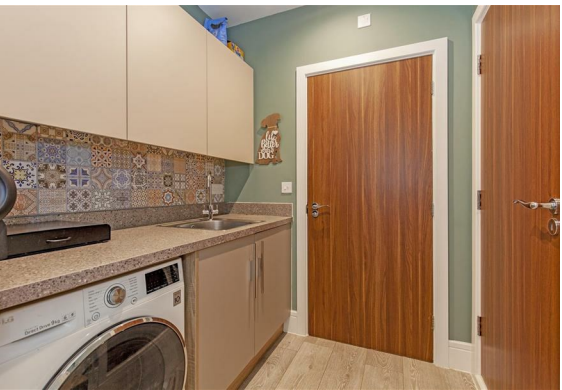
Recently stylishly re-decorated throughout the accommodation benefits from gas central heating, uPVC double glazing and comprises of a spacious entrance hallway, family reception room, stunning open plan kitchen/dining/living area being the Hub of this family home! Exemplary standard of fittings & breakfast island with lounge/dining area having bi-folding doors onto the rear entertaining terrace, media wall creating the perfect setting for family relaxation! Utility and cloakroom/WC. Galleried landing to the first floor principal double bedroom with bespoke range of bedroom furniture & exquisite en suite shower room, guest double bedroom with entertainment unit & superb en suite shower room, 3rd double bedroom with inbuilt wardrobes & fitted corner desk, 4th double bedroom with inbuilt wardrobes and versatile 5th bedroom which could be used as study or home working. Luxury family bathroom with impressive 3 piece suite.

Front open plan mature and well established gardens with parking to the tarmac drive leading to the double garage. Garden is mainly laid to lawn with stocked flowerbeds and slate borders. Impressive beautifully presented fully landscaped rear gardens which benefit from a high level of privacy. Extensive entertaining terrace. Manicured lawn area with stocked flower beds. Further corner sun patio with pergola and additional seating- perfect for family/social fresco enjoyment!

**Additional Information**  
10 year NHBC guarantee current until April 2027  
Gas Central Heating-Condensing Potterton Boiler installed in 2017 & is serviced. Two level thermostatically controlled.  
uPVC double glazing/facias/soffits/guttering  
Security Alarm System  
Gross Internal Floor Area- 189.2 Sq.m/ 2036.1 Sq.Ft.  
Council Tax Band - F  
Secondary School Catchment Area -David Nieper Academy

**Maintenance Information**  
There is an annual Maintenance Charge towards the upkeep of the development which is currently payable in November for £260.00

**Welcoming Entrance Hall**  
16'11" x 6'8" (5.16m x 2.03m)  
having a sealed unit uPVC door with attractive side obscured panels. Wood effect quality Karndean flooring. Staircase to the first floor accommodation







### Reception Room

16'11" x 9'10" (5.16m x 3.00m)

A pleasant relaxing family living room with front aspect window. TV & telephone points.

### Open Plan Kitchen/Dining/Living Space

16'8" x 11'6" (5.08m x 3.51m)

Stunning open plan Hub of family living/entertaining! Kitchen comprises of a range of contrasting base and wall units with complimentary work surfaces which include an inset stainless steel sink with splash backs and part wall tiling. Integrated electric oven & microwave. Integrated fridge, freezer and dishwasher. Superb central island which includes a full range gas hob burner with floating modern extractor canopy over, wood effect Karndean flooring and uPVC door with side panel to the splendid rear gardens.

### Living/ Dining Area

17'8" x 8'7" (5.38m x 2.62m)

Dining Area with feature floor to ceiling storage cupboards which incorporate space for American style Fridge-Freezer, . Useful under stairs storage cupboard. Karndean flooring.

Living Area with double glazed window to the side elevation and large Trifold doors opening out onto the garden entertainment terrace. Karndean flooring, bespoke fitted bookcase and superb entertainment media wall with space for TV & aerial.

### Utility Room

6'0" x 5'11" (1.83m x 1.80m)

Complimentary range of kitchen units with work surfaces and inset stainless steel sink unit with mixer taps and tiled splashbacks. Space and plumbing for automatic washing machine, spot lights and extractor eiling fan. Internal door into the Cloakroom/WC and also to the garage.

### Cloakroom/WC

5'6" x 5'4" (1.68m x 1.63m)

Comprising of a modern 2 piece suite which includes pedestal wash hand basin with feature tiled wall and encased WC. Spot lights and extractor fan.

### First Floor Galleried Landing

15'10" x 6'5" (4.83m x 1.96m)

Access via a retractable ladder to the insulated loft space which has boarding lighting and power. Study area with a double glazed window to the front aspect of the property. Airing Cupboard and Linen cupboard which provide ample linen shelves/storage space and one which houses the Potterton Boiler (installed in 2017 & serviced) and cylinder water tank.

### Principal Double Bedroom

14'7" x 12'11" (4.45m x 3.94m)

Spacious beautifully decorated main double bedroom which comprises of two front aspect windows set within a bay and having bespoke fitted dressing table, inbuilt fitted wardrobes with sliding frontage doors that provide ample storage and hanging space. Complimentary bedside cabinets and tall chest of drawers. TV point. Internal door gives access to the en suite.

### Luxury En- Suite

9'2" x 4'11" (2.79m x 1.50m)

Being partly tiled and comprising of a 3 piece suite which includes an encased WC, wall mounted floating Walnut vanity unit with inset taps and double shower enclosure with digital rainfall headed shower and hair attachment. Large Walnut door fronted in built cabinet with shaver/charging outlets. Spot lights and extractor fan. Chrome heated towel rail and ceramic continental style tiled floor.

### Front Double Bedroom Two

13'9" x 10'8" (4.19m x 3.25m)

A second good sized double bedroom with front aspect window. Bespoke fitted entertainment unit with storage over and beneath. Internal door to en suite.

### Guest En- Suite

7'7" x 3'11" (2.31m x 1.19m)

Being partly tiled and comprising of a 3 piece suite which includes of encased WC, floating vanity unit with inset taps, double shower enclosure with feature rainfall headed shower and hair attachment. Large Walnut door fronted in built cabinet with shaver/charging outlets. Spot lighting and extractor fan. Chrome heated towel rail and ceramic tiled floor covering.







### Rear Double Bedroom Three

13'6" x 8'10" (4.11m x 2.69m)

Third double bedroom with rear aspect window which enjoys lovely views over the rear gardens and open aspect beyond. Includes inbuilt desk with side drawers and shelving for bookcase/display.

### Rear Double Bedroom Four

13'8" x 8'10" (4.17m x 2.69m)

A fourth double bedroom which again enjoys views over the rear landscaped gardens. Inbuilt fitted wardrobes with sliding frontage doors which provide ample storage and hanging space. In built fitted corner desk with storage drawers with display/book shelving.

### Rear Single Bedroom Five

8'10" x 7'7" (2.69m x 2.31m)

A versatile fifth bedroom which could also be used for office/study or home working. Rear aspect window overlooking the gardens.

### Luxury Family Bathroom

9'7" x 5'7" (2.92m x 1.70m)

Impressive complimentary wall panelling and wall tiling. Comprising of a quality 3 piece White suite which includes a double ended family bath with Walnut panel and rainfall shower + hair attachment and shower screen. Low level WC and floating vanity unit with sunken taps. Chrome heated towel rail, ceramic tiled floor, spotlighting and extractor fan.

### Double Garage

19'9" x 18'2" (6.02m x 5.54m)

Electrical controlled open over garage door. Power and lighting.

### Outside

Front open plan mature and well established gardens with ample parking to the tarmac drive leading to the double garage. Garden is mainly laid to lawn with stocked flowerbeds and slate borders. Access to the rear via a side pathway via a secure timber garden gate. Impressive beautifully presented fully landscaped rear gardens which benefit from a high level of privacy and having substantially fenced boundaries. Extensive full width entertaining terrace. Manicured lawn area with sleeper stocked flower beds and borders. Further corner sun patio with additional seating space. Feature trellising, outside lighting and woodland rear aspect. There is also an external water tap and EV charger.



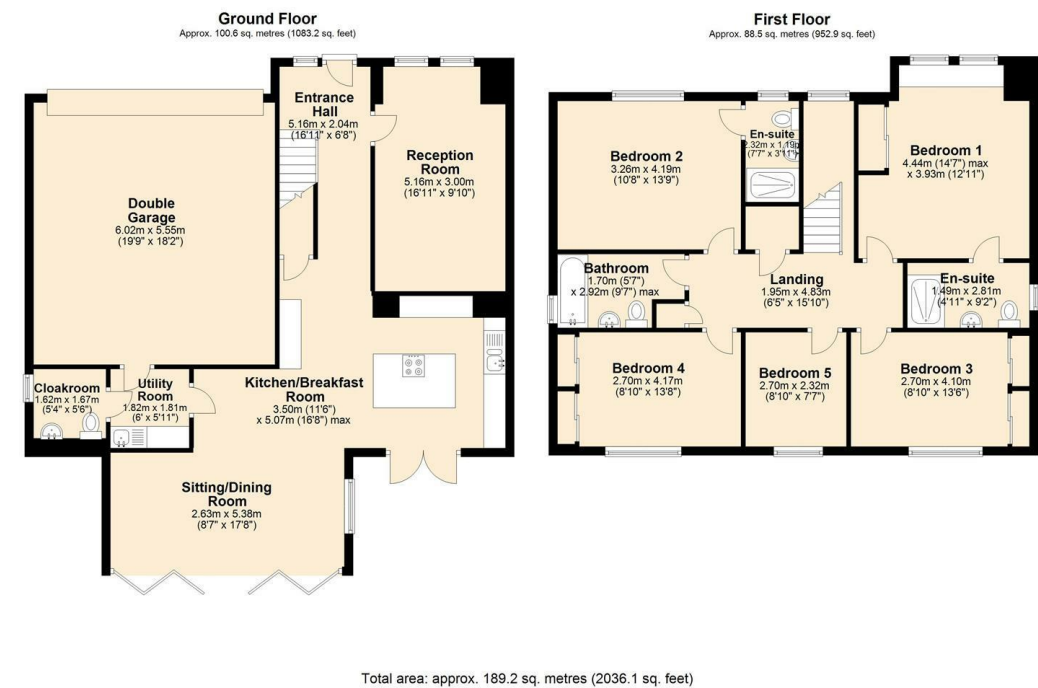
## School catchment areas

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.



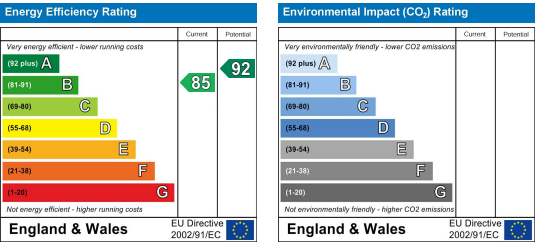
Floor Plan



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



17 Glumangate, Chesterfield S40 1TX  
Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

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.

