



Northfield
Shirland Alfretton





Property Description

Burchell Edwards are delighted to bring to the market this beautifully presented three bedroom detached home. Located in the sought after village location of Shirland, Alfreton. This property is situated perfectly in the Derbyshire countryside, close to amenities such as local shops, lovely country pubs, and only a drive away from Alfreton town centre. Nestled on the edge of a gorgeous newly built development, the property sits elegantly on a corner plot. Briefly comprising; Entrance hall with doors leading to the lounge with feature fireplace built into the chimney breast, open plan kitchen diner with French doors to the garden and downstairs W/C. To the upper level of the property lies three well-proportioned bedrooms, two doubles with ensuite to the Master and one good size single. Externally, there is an attractive landscaped garden that wraps around the sides and rear of the property, with patio area for outdoor seating and a gorgeous summer house. To side elevation there is a driveway providing parking for multiple vehicles. The property also benefits from UpVc Double Glazing and Gas Central Heating. A viewing is highly advised to truly appreciate this home!

Entrance Hall

7' 4" x 7' (2.24m x 2.13m)

Entering via the front door, you are met with the spacious entrance hall, well positioned central of the home, giving access to the lounge, open plan kitchen diner and downstairs W/C. With herringbone flooring.

Downstairs Wc

5' 2" x 4' (1.57m x 1.22m)

Located just off the entrance hallway is the generously sized downstairs WC comprising; low level W/C and wash hand basin. With ceiling lights and tiled flooring.

Lounge

16' x 10' 2" (4.88m x 3.10m)

Cosy lounge with double glazed windows to the front and side elevations all with made-to-measure fitted blinds, allowing for floods of natural light during the day. With a stunning glass fire place from Robeys built in to the chimney breast of which has been made heat proof for a wall mounted television. With carpet flooring, ceiling lighting and wall mounted radiator.

Kitchen Diner

16' 3" x 13' (4.95m x 3.96m)

A beautiful kitchen diner, with an assortment of wall and base units, integrated appliances such as; Electric hob, oven and wine cooler! Breakfast bar area and room for a family size dining table. This room has multiple double glazed windows, and a set of French Doors leading out into the rear garden all with made-to-measure fitted blinds. A real quality room with herringbone flooring.

First Floor

Landing

Spacious landing with doors to all three bedrooms and family bathroom. With carpet flooring, spotlights and a double glazed window.

Master Bedroom

12' 7" x 9' 6" (3.84m x 2.90m)

A double bedroom with double glazed windows to the front elevation allowing for natural light. With Ensuite attached. With a wall mounted radiator and carpet flooring and spotlights.

En-Suite

5' 7" x 5' 6" (1.70m x 1.68m)

Spacious modern ensuite comprising; Low level WC, walk in shower, Wash hand basin with below drawer storage, 4-mirrored door vanity unit and a double glazed privacy window. With Spotlights, tiled flooring and chrome towel radiator.

Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m)

A good size double bedroom located at the front of the property. With a double glazed window to the front, wall mounted radiator, carpet flooring and spotlights.

Bedroom Three

9' 2" x 6' (2.79m x 1.83m)

A well-proportioned single bedroom to the side of the property, with carpet flooring, ceiling spotlights and double glazed window to the side elevation.

Family Bathroom

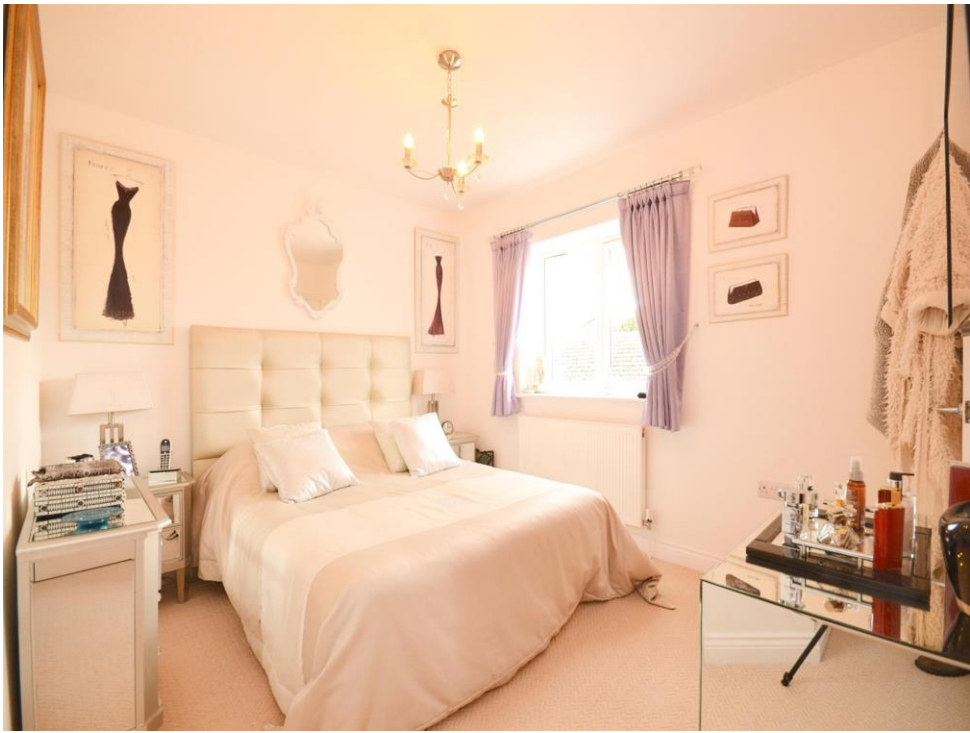
4' 8" x 4' 5" (1.42m x 1.35m)

Spacious modern family bathroom comprising; Three-piece suite: low level WC, fitted bath, wash hand basin with below storage, double mirrored door vanity unit and a double glazed privacy window. With Spotlights, tiled flooring and chrome towel radiator.

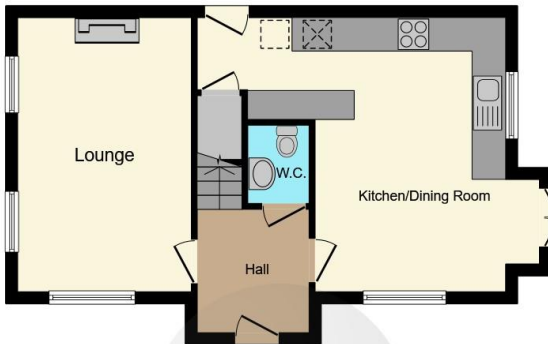
External

Externally, there is an attractive landscaped garden that wraps around the sides and rear of the property, with patio area for outdoor seating and a gorgeous summer house. To side elevation there is a driveway providing parking for multiple vehicles.

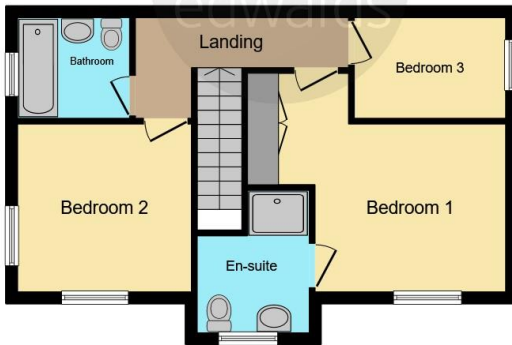








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: B

Tenure: Freehold

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