



Birkinstyle Lane
Shirland Alferton



Property Description

Situated in a popular residential location this is an extended detached family home of which viewing is recommended. The property benefits from a grass paddock and larger than average garage with additional workshop. The spacious accommodation has entrance hall with stairs off to first floor, lounge overlooking the front elevation. The dining room has french style doors to the rear elevation and access to the ground floor shower room. The dining kitchen has wall and base units with integrated oven and hob and access to the side. To the first floor are three bedrooms, two overlooking the front elevation. The spacious bathroom has four piece suite and is a particular feature of the home. Externally the property is approached by double wrought iron gates and has driveway providing vehicle standing space. The driveway in turn leads to the rear garden being laid to lawn, having a 0.84 acre paddock and workshop. The property has double glazed windows and a gas heating system.

Ground Floor

Entrance Hall

20' x 6' 1" (6.10m x 1.85m)

Approached by a composite part glazed entrance door with glazed side panel. The reception hall has stairs off to first floor accommodation, radiator and an under stairs cupboard providing storage space. Complementary part panelling to the walls and access to the lounge and kitchen.

Lounge

20' 3" x 11' 11" (6.17m x 3.63m)

Having views to the front elevation , the lounge has radiator, ceiling coving and television point.

Extended Dining Room

17' x 10' 1" (5.18m x 3.07m)

Being a particular feature of this home the extended dining room has double glazed french style doors overlooking the rear elevation, further window to the side, radiator and ceiling coving. From the dining room is access to the ;

Dining Kitchen

15' 5" x 18' 8" (4.70m x 5.69m)

This spacious dining kitchen is ideal for families and entertaining, fitted with a range of oak style wall units including glazed display cabinet, base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four ring gas hob and electric double oven. Plumbing for the automatic washing machine, space for fridge freezer and tumble dryer. Complementary part tiling to the walls and ceramic tiled floor. Complementary mock beam ceiling, double glazed patio door to the dining room and entrance door to the side.

Ground Floor Shower Room

8' 7" x 4' 5" (2.62m x 1.35m)

Having three piece suite comprising of walk in double shower cubicle with rainfall shower, wash hand basin and low flush W/C. Heated towel rail, ceramic tiled floor and

complementary tiling to the walls.

First Floor

Landing

6' 7" x 8' 9" (2.01m x 2.67m)

Double glazed window to the side elevation, access to the available roof space and cupboard housing the Baxi gas heating boiler.

Bedroom One

15' 10" x 9' 10" (4.83m x 3.00m)

Double glazed window to the rear and radiator.

Bedroom Two

13' 5" x 10' 2" (4.09m x 3.10m)

Double glazed window to the front and radiator.

Bedroom Three

8' x 8' 10" (2.44m x 2.69m)

Double glazed window to the front and radiator.

Family Bathroom

12' 4" x 8' 10" (3.76m x 2.69m)

Being a particular feature of this home the family bathroom has four piece suite comprising of bath with tiled sides , double walk in shower cubicle, wash hand basin and low flush W/C. Complementary tiling to the walls and floor, heated towel rail and double glazed windows.

Outside front

Externally to the front of the property are double wrought iron gates in turn leading to

the private tarmac driveway. The front also has rockery borders with trees and shrubs. The driveway in turn leads to rear garden, here the garden has a paved patio area having dwarf stone wall. The garden is laid to lawn with outside lighting.

Garage/Workshop

19' 3" x 15' 11" (5.87m x 4.85m)

Having roller door, double glazed window, pedestrian door, power and lighting.

Outside Rear

The remaining rear garden has a 0.84 acre paddock and barn for agricultural use.









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T 01773 521771
E alfreton@hallandbenson.co.uk

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 ALFRETON DE55 7BN

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Tenure: Freehold



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