



**109 Birches Lane**  
South Wingfield, Alfreton, DE55 7LZ

£495,000



## 109 Birches Lane

South Wingfield, Alfreton, DE55

Tucked away in a private position within the sought-after semi-rural village of South Wingfield, this impressive four-bedroom detached family home combines spacious modern living with the charm and tranquillity of village life. Occupying a generous plot of approximately one third of an acre, and enjoying excellent commuter links, the property offers the perfect balance of countryside surroundings and everyday convenience.

Extending to approximately 2,053 sq ft, including the garage and versatile office/store room, the home has been thoughtfully designed for modern family living. At its heart is a contemporary kitchen flowing seamlessly into a sociable open-plan living and dining space, ideal for both entertaining and day-to-day life. Complementing this are four generously proportioned bedrooms, an additional reception room offering flexibility for growing families, and two well-appointed bathrooms, including the principal en-suite shower room.

Approached via a substantial driveway providing ample off-road parking for multiple vehicles, the property continues to impress externally. To the rear, a beautifully sized garden enjoys a large patio terrace spanning the width of the home, leading onto an expansive lawn — creating a superb outdoor space for relaxing, entertaining, and family living alike.

Nestled on the edge of the Derbyshire

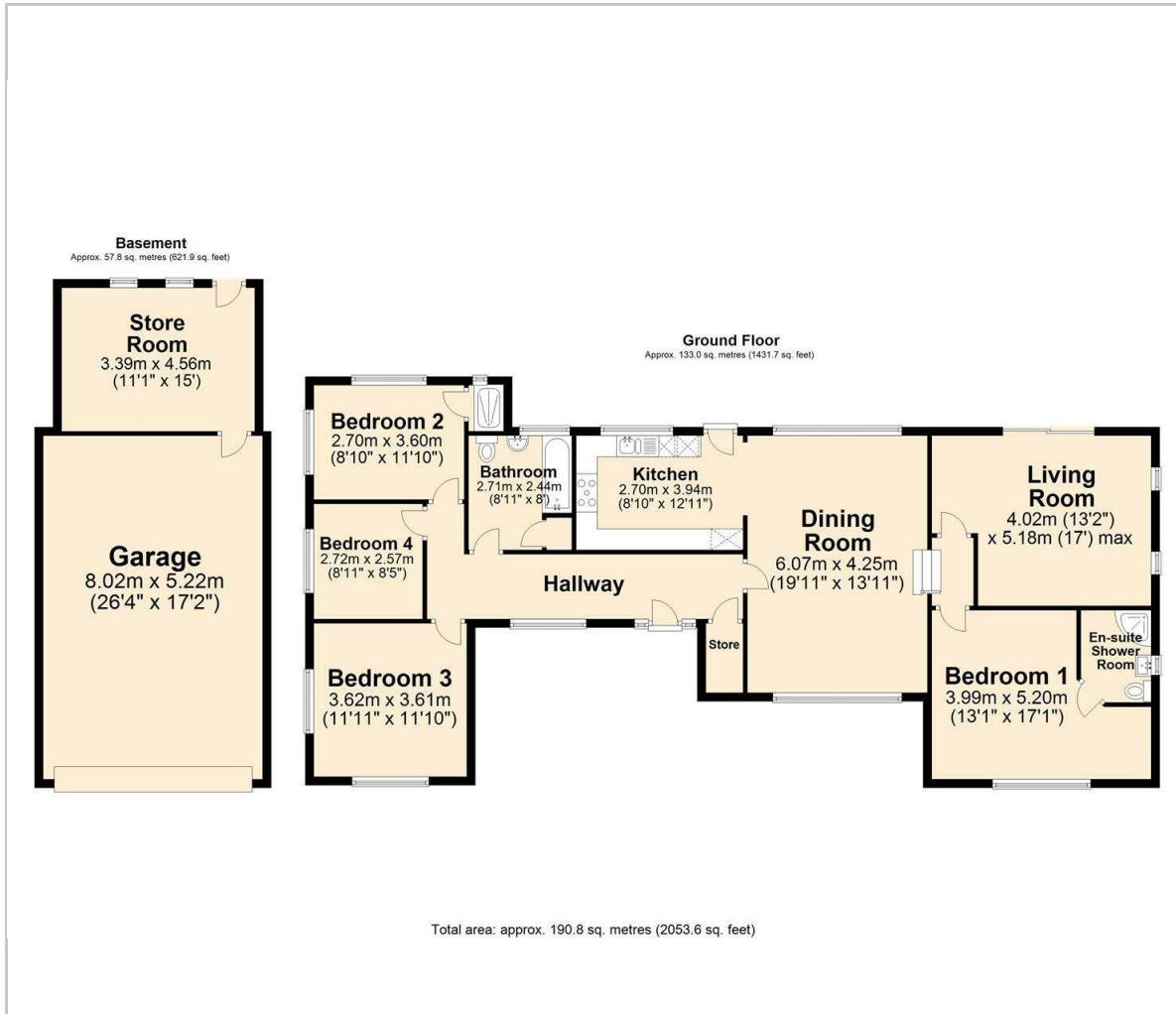




countryside, South Wingfield is a picturesque and highly regarded village offering the perfect blend of rural charm and everyday convenience. Surrounded by beautiful rolling countryside and scenic walks, the village enjoys a peaceful community feel whilst remaining exceptionally well connected, with easy access to the A38, M1 and nearby market towns. Rich in character and history, South Wingfield is home to a selection of traditional pubs, local amenities and excellent nearby schooling, making it particularly appealing to families and those seeking a quieter lifestyle without compromising on accessibility.

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## Floor Plan

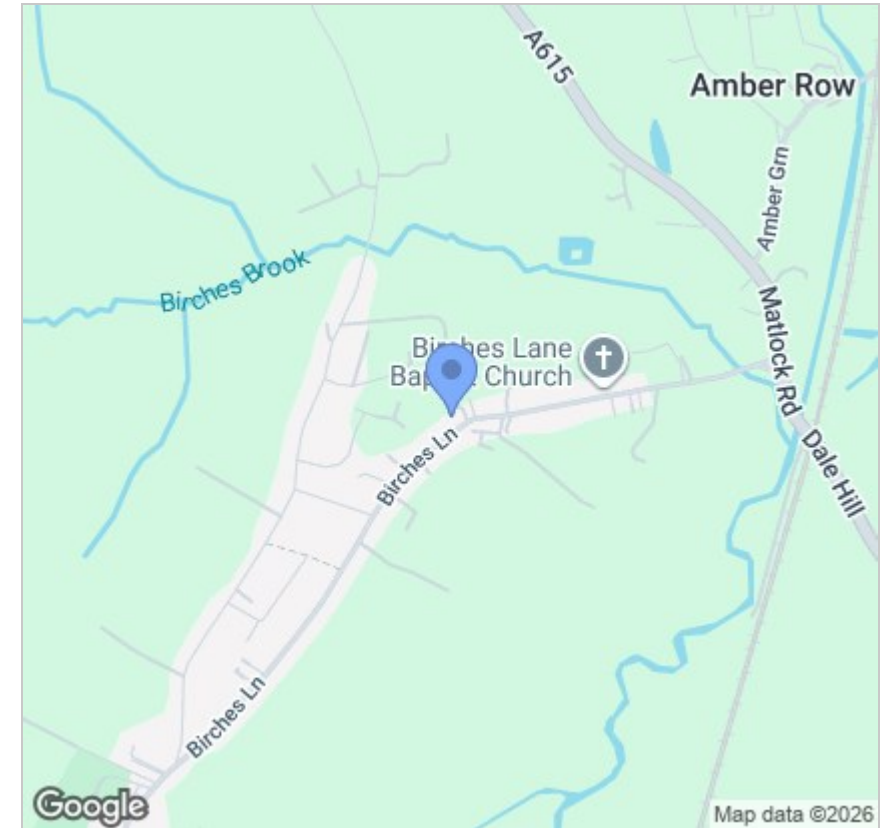


## Viewing

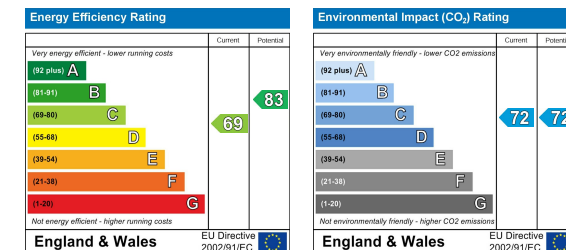
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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