



Offers Over £315,000 Freehold

31 FERNWOOD CLOSE | SHIRLAND | ALFRETON | DE55 6BW

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ESTATE AGENTS

TURN THE KEY TO YOUR STYLISH DREAM HOME. Situated on the sought-after Fernwood Close in Shirland, Alferton, this beautifully presented semi-detached home offers an exceptional standard of modern living, combining contemporary style with generous living space throughout. Thoughtfully designed and finished to a high standard, the property provides an ideal setting for families seeking comfort, practicality and elegance in a desirable residential location.

Upon entering through the spacious porch, you are welcomed into the ground floor which features two well-proportioned reception rooms, offering versatile spaces perfect for both relaxing and entertaining. The stylish kitchen and dining room has been designed with modern family life in mind, boasting ample storage and workspace while creating a warm and inviting hub of the home for everyday meals and social gatherings. A convenient ground floor shower room further enhances the practicality of the layout, ensuring ease and comfort for both residents and guests.

To the first floor, there are four well-appointed bedrooms. The impressive master bedroom benefits from its own en suite bathroom and a walk-in wardrobe, adding a touch of luxury and functionality. The remaining bedrooms are generously sized and thoughtfully arranged, each providing a comfortable and peaceful retreat.

Externally, the property enjoys a well-maintained garden, ideal for outdoor relaxation, family time, or summer entertaining. The outdoor space perfectly complements the interior, offering a private and tranquil setting. This superb home on Fernwood Close presents a fantastic opportunity to acquire a spacious, modern property in a welcoming and well-regarded neighbourhood.





Porch
Porch leading to;

Living Room 16'0" x 11'8"

Spacious living room with elegant herringbone flooring, a central heating radiator, and a feature fireplace, creating a warm and inviting focal point. A front-facing window fills the room with natural light, enhancing the bright and airy atmosphere. Additional storage is provided with a convenient cupboard, combining style and practicality in this modern, welcoming space.

Reception Room 12'8" x 15'0"

Second reception room featuring stylish herringbone flooring and a central heating radiator. Two windows fill the space with natural light, creating a bright and airy atmosphere. Currently used as a beautiful playroom, this versatile room can easily adapt to a variety of needs.

Dining Room

Dining area with a sliding door leading to the rear garden, allowing plenty of natural light and easy outdoor access. The space comfortably accommodates your preferred dining furniture and features a central heating radiator for year-round comfort.

Kitchen 7'6" x 9'10"

Spacious kitchen featuring tiled flooring, matching wall and base cabinets, and generous worktop space. Fitted with integrated appliances including an oven, inset sink, and fridge/freezer. Windows to the rear elevation provide plenty of natural light, with a patio door to the rear offering direct access to the garden.

Shower 3'8" x 9'10"

Three piece suite with shower, low flush WC and hand wash basin.

Landing

Landing leading to the first floor rooms.



Bedroom One 12'8" x 17'7"

Spacious master bedroom featuring carpeted flooring and a central heating radiator. The room benefits from access to a private en suite and a walk-in wardrobe, with windows to the side and rear elevations allowing for plenty of natural light.

Walk in Wardrobe

Spacious walk-in wardrobe featuring wooden flooring and a central heating radiator, with a window to the front elevation allowing for natural light.

En Suite 5'7" x 7'8"

En suite bathroom with bath, hand wash basin and low flush WC.

Bedroom Two 8'9" x 11'8"

Spacious bedroom featuring carpeted flooring and built-in wardrobes, with a window to the rear elevation providing natural light.

Bedroom Three 8'8" x 11'10"

Spacious bedroom featuring carpeted flooring and built-in wardrobes, with a window to the front elevation providing natural light.

Bedroom Four 7'1" x 8'11"

Fourth bedroom with carpeted flooring, central heating radiator and window to the front elevation.

Shower Room 3'8" x 9'10"

Three piece family shower room with low flush WC, hand wash basin and walk in shower.

Outside

To the front elevation is a beautifully landscaped garden with a footpath leading to the double wooden front doors. To the rear, there is a well-maintained lawn area and patio, ideal for outdoor seating and entertaining.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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