BRICKS + MORTAR

Strettea Lane, Higham
Alfreton, DE55 6EJ

With beautiful gardens, driveway parking for 4-5 vehicles and a detached garage, this large family home is in immaculate condition. Located on a popular street, the home is a gardener's paradise with well-stocked flower beds, potting shed, summer house and dining patio.

On the ground floor, the roomy entrance hallway leads through to a huge sitting room, dining room, ground floor WC, breakfast kitchen and the enormous conservatory. To the first floor are four double bedrooms, bathroom and shower room.

The front garden is a verdant green, with trees and bushes occupying the raised garden, with the long driveway offering plenty of parking for 4-5 cars, with a detached garage at the end. The simply stunning rear garden is peaceful and serene, with plenty of spaces to potter and relax.

Higham is a sought-after village and Strettea Lane is a pleasant street with houses nicely spaced out, creating a lovely open feel. Ogston Reservoir offers pleasant local walks nearby and the delights of the Derbyshire Dales and Peak District are a short cycle or drive away. Hardwick Hall, Chatsworth House and Haddon Hall are wonderful places to visit locally too. The adjoining village of Shirland has a nursery, primary school, grocery store and pubs which are all within a short walk.

The village is located equidistant between Alfreton and Clay Cross, where both towns are well-served with supermarkets and town centre shops. The A38 and M1 are a short distance away and offer good commuting routes to Chesterfield, Derby, Nottingham and Mansfield.

- Four double bedroom home
- Driveway parking for 4-5 vehicles
- Substantial conservatory
- Popular location close to schools and great pubs
- A gardener's paradise - beautiful south-facing rear garden
- Detached garage
- Breakfast kitchen and separate dining room
- Dining patio, summer house, potting shed, flower beds , lawn and pond
- In immaculate condition
- uPVC double glazing

£450,000

Strettea Lane, Higham, Alfreton, DE55 6EJ

Front of the home

A stone wall forms the front boundary with the raised front garden full of green plants, bushes and trees including an impressive silver birch. The neat block-paved driveway has space for 4-5 vehicles to park comfortably and runs along the side of the home to the detached garage beyond. A pair of wrought-iron gates at the side of the home can be closed across to provide extra security.

The home is of standard brick and tile construction, with uPVC double glazing. Ascend two steps to the uPVC part-glazed front door with two wall-mounted lights at the front and a tiled canopy over.

Entrance Hallway

This wide and welcoming hallway is indicative of the quality throughout this home. It is carpeted and has recessed ceiling spotlights, a ceiling light fitting, radiator and patterned internal window to the sitting room. There is plenty of space for seating and furniture. Matching white panelled doors lead into the ground floor WC, sitting room, breakfast kitchen and dining room.

Sitting Room

29'4" x 10'11" (8.95 x 3.35)

This magnificent dual aspect room was previously two rooms. The north-facing window to the front and south-facing window to the conservatory and garden bring lots of natural light in. The carpeted room has two radiators, two ceiling light fittings, two wall lights and lots of space for flexible room layouts. A coal-effect gas fire is set within the impressive stone fireplace.

Breakfast Kitchen

14'11" x 9'10" (4.55 x 3)

This spacious room has lots of storage within the large number of fitted cabinets, drawers and pan drawers and also has two L-shaped worktops and space for a four-seater dining table.

The worktop on the right has tiled splashbacks and an integral 1.5 stainless steel sink and drainer with chrome mixer tap set beneath the window looking out to the conservatory.

The worktop opposite has a four-ring gas hob with extractor fan and, to the left, a double chest-height Bosch oven and full-height refrigerator. The kitchen has laminate flooring, a ceiling light fitting and three windows.

Conservatory

30'0" x 13'1" (9.15 x 4)

This huge room runs the full-width of the house with a tiled floor. It is south facing and is fully glazed on three sides so is flooded with natural light. There is a door to the driveway and two doors to the rear garden. The room has a ceiling fan and a solid pine worktop with space below for appliances. There is lots of room for furniture - and a door to the under-stairs cupboard with power and space for a fridge-freezer.

Dining Room

11'11" x 11'1" (3.65 x 3.4)

Currently used as a well-organised home office, this room has a wide window looking out to the front garden, laminate flooring, a ceiling light fitting, two wall lights and radiator. On the far wall is a range of fitted office furniture including a desk, drawers and cabinets with under-counter lighting. It is a large and versatile room.

Ground Floor WC

6'6" x 2'9" (2 x 0.85)

It's always great to have a WC on the ground floor. This room has contemporary laminate flooring, a radiator, patterned double glazed window, recessed spotlights and wall-mounted cupboard. The room also includes a capsule ceramic WC, ceramic sink with chrome mixer tap and tiled splashbacks.

Stairs to first floor landing

From the entrance hallway, carpeted stairs with handrails on each side lead up to the long galleried landing. This has a south facing window, double cupboard with water tank and shelving, ceiling light fitting and recessed ceiling spotlights. There is also a loft hatch - the loft has a pull-down ladder, lighting and is boarded. Matching white panelled doors lead into the four double bedrooms, bathroom and shower room.

Bedroom One
14'11" x 10'5" (4.55 x 3.2)
This large double bedroom at the rear has the equivalent of six fitted wardrobes with drawers and cabinets. The room is carpeted and has a radiator, two ceiling light fittings and space for a dressing table.

Bedroom Two
11'9" x 10'0" (3.58m x 3.05m)
Another double at the rear of the home, this carpeted bedroom has a radiator and ceiling light fitting.

Bedroom Three
11'9" x 10'9" (3.6 x 3.3)
This double bedroom at the front has double and triple fitted wardrobes. It is carpeted and has a radiator and ceiling light fitting.

Bathroom
9'10" x 5'2" (3 x 1.6)
On the left, the large corner bath has a chrome mixer tap, folding glass screen and mains-fed shower with monsoon and standard shower heads. The wide vanity unit has a Roca ceramic sink with chrome mixer tap and capsule WC. The room also includes a wall-mounted cabinet and mirror, laminate flooring, recessed ceiling spotlights, a chrome heated towel rail and extractor fan.

Bedroom Four
13'11" x 12'9" (4.25 x 3.9)
This double bedroom at the front has plenty of space for a double bed and furniture. Currently set up as a guest room/second lounge, the room is carpeted and has a radiator and ceiling light fitting.

Shower Room
6'6" x 5'10" (2 x 1.8)
The cubicle on the left has a mains-fed shower, pivoting glass door and tiled surround. The ceramic Ideal Standard pedestal sink has a chrome mixer tap and there is a ceramic WC, laminate flooring, chrome heated towel rail, patterned double glazed window, recessed ceiling spotlights, extractor fan and wall-mounted mirrored cabinet.

Detached Garage
The garage has a Compton up-and-over door and on the side a window and entrance door from the garden.

Rear Garden
Simply magnificent! This is south-facing garden is a paradise for keen gardeners. Accessed from the conservatory and driveway, you alight upon the large dining patio, which has plenty of space for seating and dining. Neat paved paths pass each side of a large circular pond with flowers and bushes surrounding the water's edge. In this top half of the garden there are hedges and flower beds bursting with colour.

A decorative wrought iron arch on the left and timber arch on the right lead to a wide gravel path and neat oval lawn, with silver birches and a delightful cotoneaster tree. Judging by the chattering birdsong and lovingly maintained flower beds, it's a haven for wildlife. Indeed, the owners have had a wildlife camera set up and captured a badger and fox visiting the garden together one night!

Towards the end of the garden is a mosaic patio and a paved patio with space for seating or dining, together with a potting shed and large summer house. We love the hedgehog run that has been created in this area. With open fields immediately beyond, it is a peaceful and serene place in which to relax.

Disclaimer
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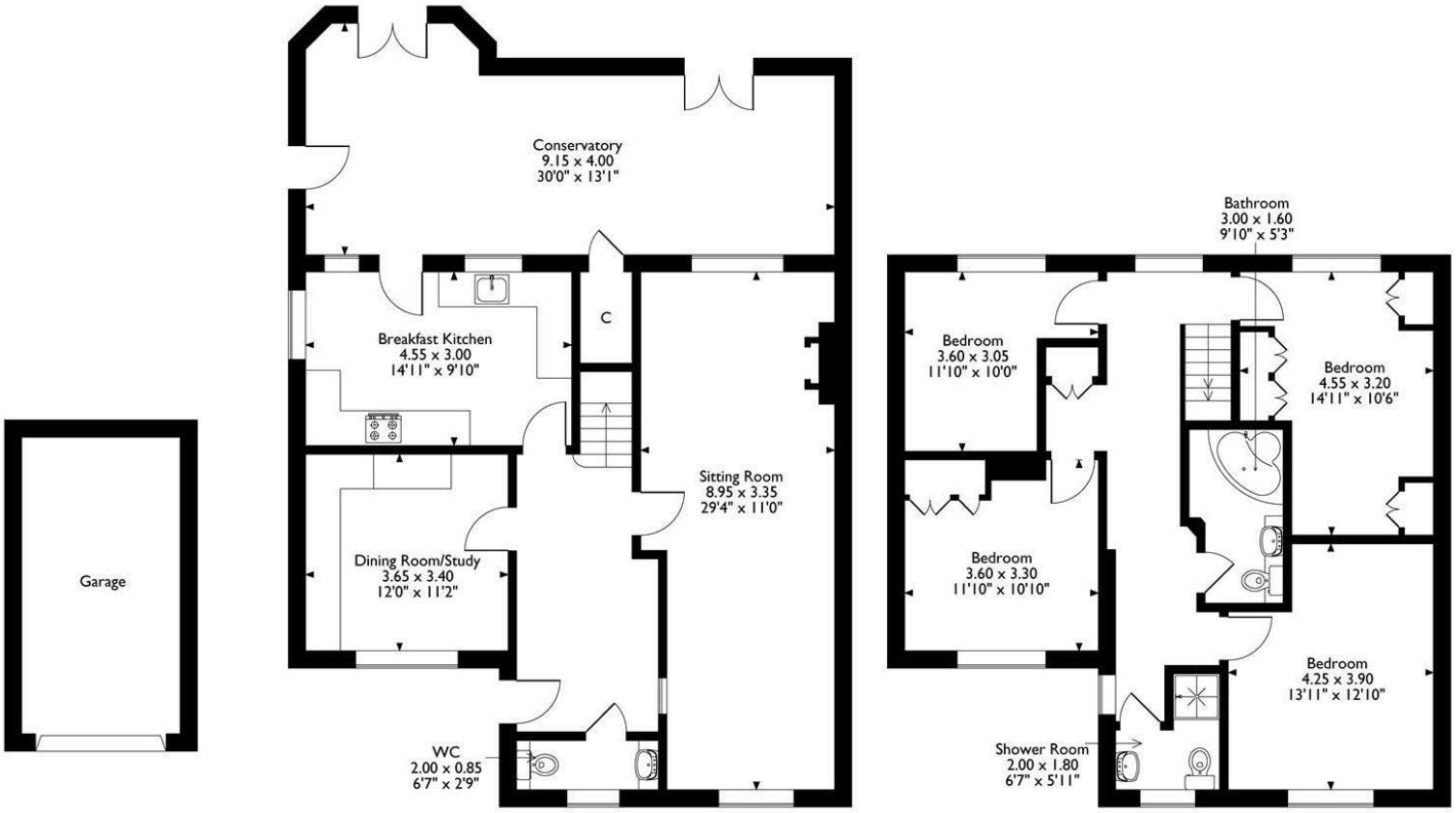
31 Strettea Lane
Approximate Gross Internal Area
180 Sq M / 1938 Sq Ft



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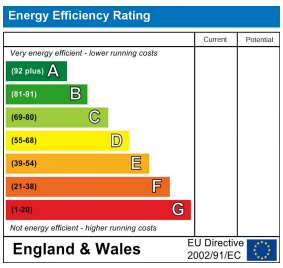

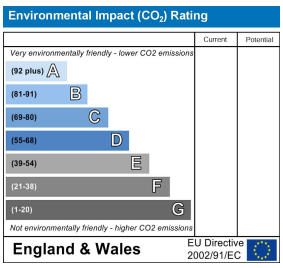

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