



Chapel Yard, Main Road  
Higham Alferton



## Property Description

Hall and Benson are delighted to offer for sale this charming three bedroom semi detached cottage located in the ever popular village of Higham.

The home is ideally situated within a beautiful village on the edge of the Peak District with excellent road network links to the cities of Derby, Nottingham and Sheffield with Alfreton town having all the local amenities and a train station.

The fantastically presented accommodation briefly comprises of Lounge, Dining Kitchen, Utility Area and Shower Room to the Ground Floor.

The first floor has two double bedrooms and the second floor boasts an impressive master bedroom suite with a master bathroom.

Outside the home has a fully enclosed front low maintenance garden with mature shrubs and a rear court yard.

Directions- the home is nestled in a small private 'Chapel Yard' on Main Road Higham, Heading from the A61 towards Oakerthorpe the cottage can be found on the left hand side heading out of the village between number 51 Main Road and Highcliffe House, Call 01773 521771 for directions if needed.

Viewing essential to fully appreciate the charm of this home!

## Lounge

The home is entered via a front entrance door to the lounge. With a double glazed window to the front elevation overlooking the beautiful front garden, a gas central heating radiator

and a stunning fire place with log burning stove. To either side of the fire place are two built in butler cupboards and the room is beautifully finished with Karndean flooring..

## Dining Kitchen

A charming breakfast kitchen comprising of a matching range of wall and base units with butchers block work surfaces, Belfast style sink unit with mixer tap over, gas hob with electric fan assisted oven and integrated dishwasher. There is a useful understairs pantry, Engineered Oak flooring, gas central heating radiator and ceiling light. a double glazed window to the rear elevation and cottage style door to the stairs rising to the first floor.

## Boot Room/Utility

With a rear entrance door, engineered oak floor, plumbing and space for an automatic washing machine. gas central heating radiator loft hatch access, ceiling light and useful built in storage cupboard.

## Shower Room

Fitted with a white three piece suite comprising of low level WC, wash hand basin and shower cubicle with electric shower over. engineered oak floor and ceiling light.

## First Floor Landing

With doors leading to:

## Bedroom Two

With a double glazed window to the front elevation and a double glazed window to the side elevation having far reaching views across the valley towards Wessington, Brackenfield and Crich Stand, The room is appointed with fitted wardrobes, a gas central heating radiator, carpeted flooring and a ceiling light.

## Bedroom Three

Another charming double bedroom with a double glazed window to the rear elevation, a gas central heating radiator, fitted wardrobes, carpeted flooring and a ceiling light. A cottage style door to the stairs rising to the master suite.

## Master Suite

The master bedroom is an impressive room presented to a high standard with a large window to the side elevation and a Velux window allowing the natural light to stream in. There are two gas central heating radiators, loft hatch access, ceiling light and carpeted floor.

## Bathroom

With a Velux window this spacious bathroom is fitted with a white three piece suite comprising of a low level WC, a paneled bath with a mains shower attachment over and a pedestal wash hand basin. There is a heated towel rail, ceiling lights and herringbone style vinyl flooring.

## Outside

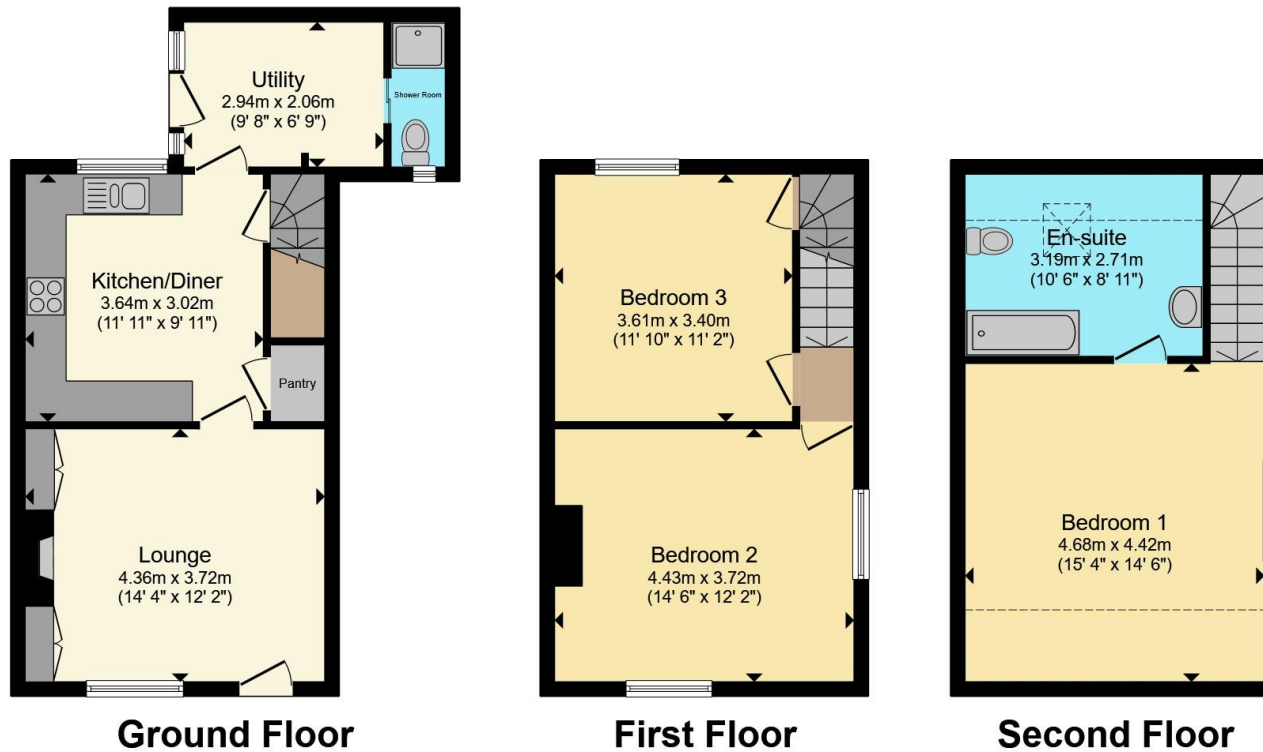
To the front of the home is a private walled garden, which is low maintenance and well stocked with shrubs and bushes. There is a lean to storage area spanning the length of the house.

To the rear of the home is a court yard.









Total floor area 105.7 m<sup>2</sup> (1,137 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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EPC Rating: E Council Tax  
 Band: C

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Tenure: Freehold



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Property Ref: ALF104055 - 0008