



High Road
South Wingfield Alfreton

High Road South Wingfield Alferton DE55 7LX

for sale offers over
£300,000



Property Description

****GUIDE PRICE - £300,000 - £325,000****

An opportunity to purchase a Detached 18th Century Stone Built Cottage in a village location. This character cottage has a larger than average rear garden with hot tub, patio and garden studio. Having many original features, this cottage has Reception Lounge with original beam and stone, cottage kitchen with beam ceiling, utility area and ground floor shower room. To the first floor are two bedrooms and further bathroom with three piece suite including a free standing bath. Externally, the garden is full of character offering a lower patio area with hot tub and raised garden pond, following the garden around up some steps to a further patio, lawn area with a variety of trees and shrubs and a studio which has power and lighting offering versatility of use. This is a truly wonderful cottage of which internal viewing is recommended.

Reception Lounge

Full of character this reception lounge has a feature floor to ceiling fire place with electric fire and complementary hearth, exposed beam ceiling and stone work, windows to the front and rear elevation and stair to first floor accommodation.

Kitchen

The focal point of this cosy kitchen is the cooking range with extractor hood over, plumbing for the washing machine, single drainer sink unit with mixer tap and under

stair cupboard provide storage space. Tile splash backs and access to the rear lobby/utility area.

Rear Lobby/Utility Area

Having french style door to the rear elevation, tile floor and cupboard providing storage space.

Ground Floor Shower Room

Three piece suite comprising of shower cubicle with rainfall shower, wash hand basin and high flush wc. Window to the front elevation.

Landing

With access to all first floor rooms.

Bedroom One

This beautiful dual aspect master bedroom has a high ceiling with beam, windows to the front and rear and radiator.

Bedroom Two

Window to the front and radiator.

Bathroom

Being a particular feature of this cottage, the bathroom has free standing bath with taps,

low flush wc and wash hand basin. Heated towel rail and window to the rear.

Outside

Externally, the gardens to this property are a fabulous feature offering a lower patio area with hot tub, ideal to use on a summers evening and a stone raised garden pond. Via stepped access is a further patio area, ideal to enjoy the evening sun. The garden has an area of lawn, a variety of trees, shrubs and planting. A studio provides versatile space for home business use/bar area or gym. Outside bbq area with pizza oven.

Reception Lounge

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To view this property please contact Hall & Benson on

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EPC Rating: E Council Tax
Band: C

view this property online [hallandbenson.co.uk/Property/ALF104592](https://www.hallandbenson.co.uk/Property/ALF104592)

Tenure: Freehold



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