



**Sally Botham**  
ESTATES

**HOLLY COTTAGE**  
8 Gladstone Road, Alfreton, DE55 7AW  
£375,000











**A delightful detached Victorian family home offered with no onward chain, ideally located within easy walking distance of the town centre. Situated in a secluded location, with generous gardens and ample parking, the accommodation offers: four double bedrooms, main with balcony; family bathroom; sitting room; dining room with a multi-fuel stove; breakfast kitchen; garden room; utility room; pantry; a ground-floor WC; and integral garage.**

**The town of Alfreton has excellent local amenities including local shops, supermarket, leisure centre etc. and is ideally situated for the M1 motorway and A38 trunk road giving easy access to Derby, Nottingham, and Sheffield. Alfreton is surrounded by open countryside, only five minutes' drive in many directions.**

Entering the property via a UPVC entrance door with decorative leaded double-glazed panels – the door opens to:

#### **RECEPTION HALLWAY**

With side-aspect leaded windows with stylized roses. A staircase rises to the upper-floor accommodation. There are ceramic tiles to the floor, and a batten door opening to:

#### **SITTING ROOM**

Having front-aspect UPVC woodgrain-effect, double-glazed bay window, feature exposed-stone wall, polished exposed floorboards, and faux beams to the ceiling. There is a feature fireplace set upon a Cornish slate hearth, with a living flame electric fire. The room has a fibre broadband access point. There is a central heating radiator with thermostatic valve, and downlight spotlights. An arched opening leads to:

#### **LOBBY AREA**

With an understairs storage space and batten door leading to:

#### **DINING ROOM**

Again with front-aspect UPVC double-glazed windows, having decorative panes to the upper panels. The room has ceramic tiles to the floor, faux beams to the ceiling, central heating radiator with thermostatic valve, and television aerial point with satellite facility. There is a feature fire opening with a rustic brick surround and heavy timber mantle, with a raised hearth housing a multi-fuel stove. An arched door-opening leads to:

#### **BREAKFAST KITCHEN**

Having a side-aspect UPVC double-glazed window overlooking the gardens. There are ceramic tiles to the floor – following through from the dining room – and faux beams to the ceiling. The kitchen is fitted with a good range of units, with cupboards and drawers beneath a roll-edged granite-effect worksurface with a tile

splashback. The worksurface returns to form a peninsular breakfast bar. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a five-ring gas hob, over which is an extractor canopy. There is a double porcelain sink with mixer tap. Beneath the hob is an AEG fan-assisted electric double oven. Beneath the worksurface, there is space and connection for a 12-place-setting dishwasher. The room has a central heating radiator, and sliding patio doors leading to:

#### **GARDEN ROOM**

Open to the apex of the roof with exposed roof timbers, and having double-glazed UPVC windows set between brick piers, enjoying views over the garden. A pair of traditionally-hung patio doors open onto a flagged terrace to the rear of the property. A further door opens onto the side of the property. The room has light wood-effect laminate flooring, central heating radiators, and wall lamp points.

From the kitchen, a batten door leads to:

#### **PANTRY**

Having a rear-aspect window, ceramic tiles to the floor, fitted shelving, and storage cupboards. A batten door leads to:

#### **REAR LOBBY**

Where hardwood windows overlook the gardens. Batten doors with thumb latches open to:

#### **BOOT ROOM**

With coat-hanging space and a light.

#### **GROUND-FLOOR WC**

Being half-tiled with a ceramic tile floor, and having a low-level flush WC.

#### **UTILITY ROOM**

Having fitted storage cupboards and a worksurface, beneath which is space and connection for an automatic washing machine. Within the room, there is space for further white goods. A door opens to:

#### **DOUBLE GARAGE**

A spacious double garage with a double-width up-and-over vehicular-access door, power, and lighting. There is a rear-aspect window overlooking the gardens.

From the reception hallway, a staircase rises to:

#### **FIRST-FLOOR LANDING**

With a loft-access hatch, and doors leading to:

### BEDROOM ONE

A light and spacious room with UPVC double-glazed patio doors with sidelight panels, opening to a balcony with a contemporary glass balustrade overlooking the gardens and the town. The room has exposed floorboards, downlight spotlights, and a central heating radiator.

### BEDROOM TWO

Having a front-aspect woodgrain-effect UPVC double-glazed window, wood-effect laminate flooring, and an original Victorian cast iron bedroom fireplace.

### BEDROOM THREE

Again, with front-aspect UPVC double-glazed windows, panelling to dado height, and a deep built-in wardrobe with a hanging rail and a light.

### BEDROOM FOUR

Having a rear-aspect double-glazed window enjoying views over the garden. The room has a central heating radiator with thermostatic valve.

### FAMILY BATHROOM

Having side-aspect double-glazed windows with obscured glass, faux beams to the ceiling, and a suite with: panelled bath with mixer shower over, and glass shower screen; pedestal wash hand basin with tile splashback; and close-coupled WC. There is a chrome-finished towel radiator, downlight spotlights, and an extractor fan.

From the landing, doors open to a cupboard housing the Worcester combination gas-fired boiler, which provides hot water and central heating to the property. A pair of louvered doors open to a deep storage cupboard with a hanging rail.

### OUTSIDE

To the front of the property, a driveway provides off-road parking for six vehicles, and gives access to the garage. There are borders, well-stocked with a good variety of ornamental shrubs. There is a timber log store, and an electric vehicle charging point.

To the rear of the property is a delightful and spacious enclosed garden, enjoying a sunny aspect, with two level lawned areas with deep borders, well-stocked with a good variety of flowering plants, ornamental shrubs, and roses. To the top of the garden is a flagged patio area, shaded by mature ornamental cherry trees. Within the garden, there is a lean-to greenhouse and a circular garden pond.

Immediately to the rear of the property is a flagged terrace and a covered veranda, which is set beneath the bedroom balcony.

To the side of the property is a further area of garden with raised beds, with ornamental shrubs, flowering plants, and a further pond. There is a timber garden shed, and – set within a brick arch – is a personnel gate leading to the driveway. The property has outside lighting and an outside water supply.

### SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

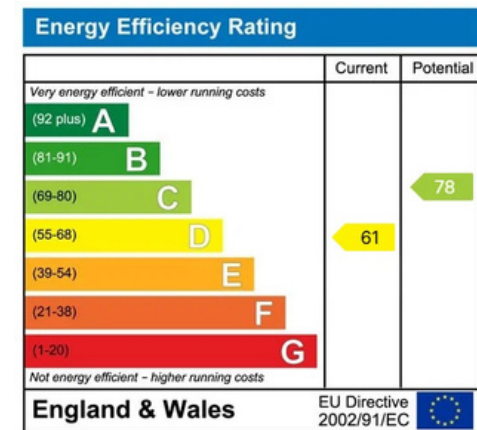
For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication) 'D'

### DIRECTIONS

Approaching Alfreton from the A38 roundabout: after passing the Watchorn church, turn right into Park Street. Take the second right into Nuttall Street, and the first right, continuing along Nuttall Street. At the end of the road, take the drive on the right which leads to the property.



#### Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

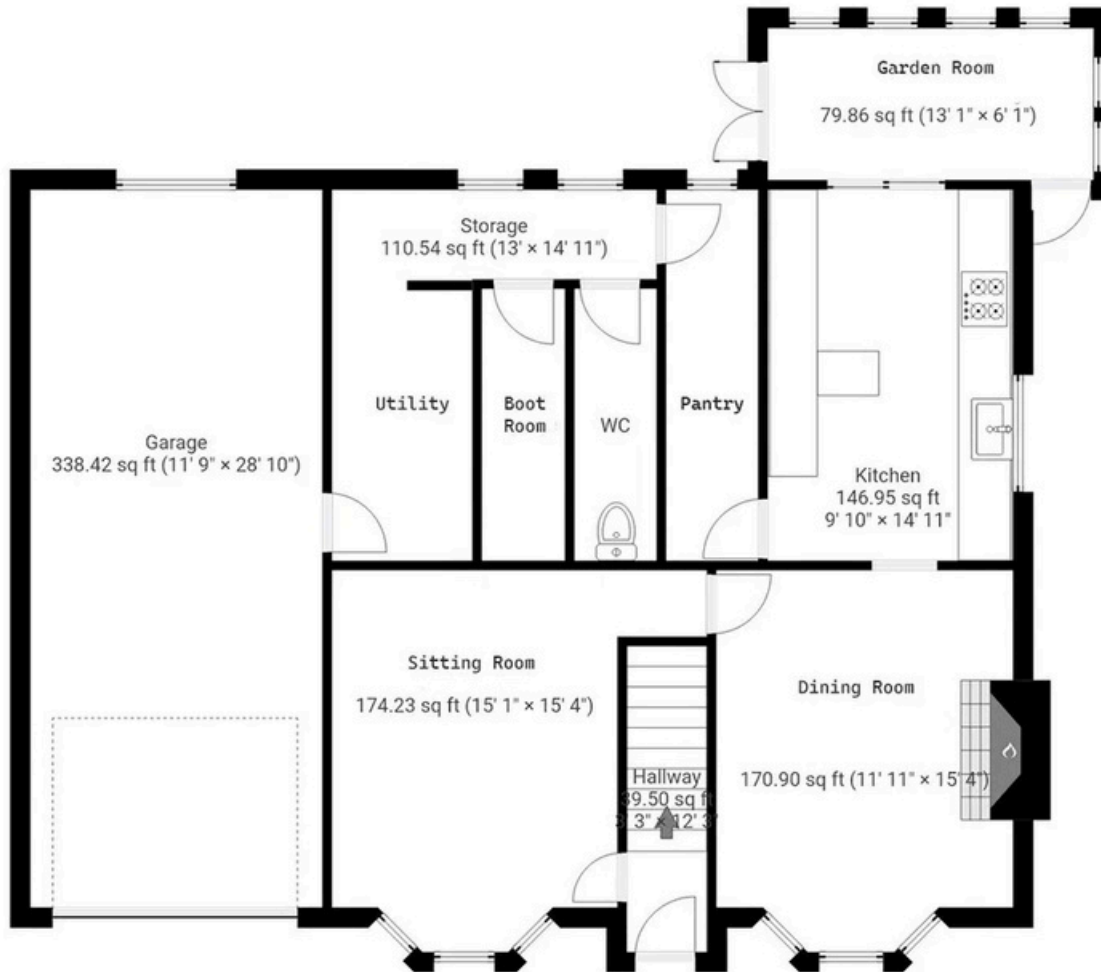
# Gladstone Road, DE55

## DETAILS

Total area: 1883.22 sq ft

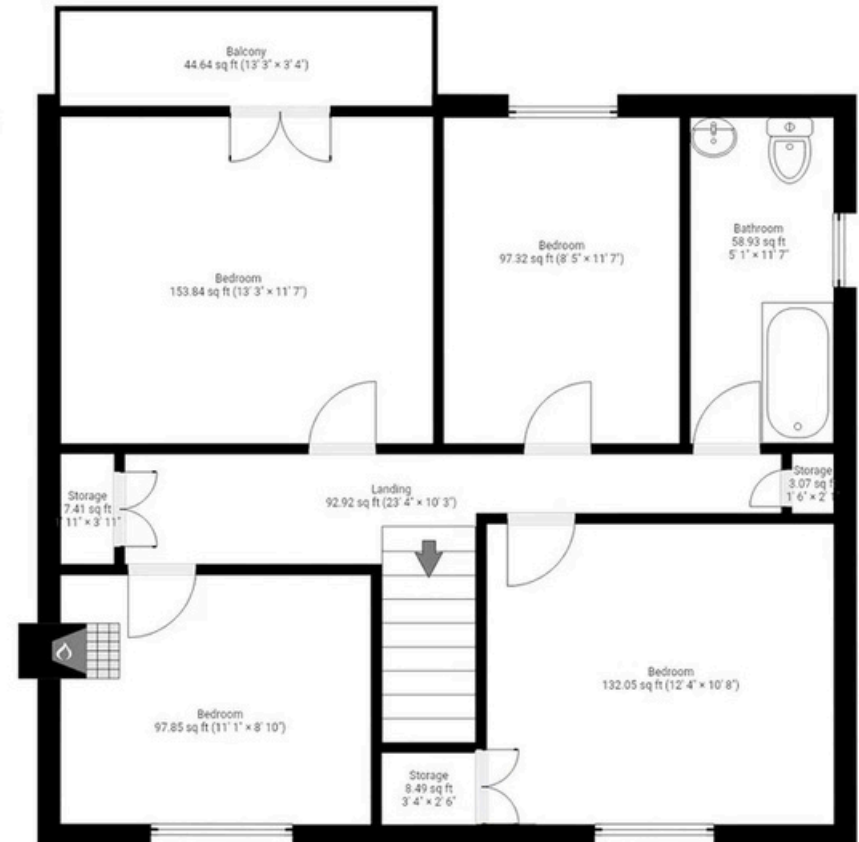
### ▼ Ground Floor

TOTAL AREA: 1187.18 sq ft



### ▼ 1st Floor

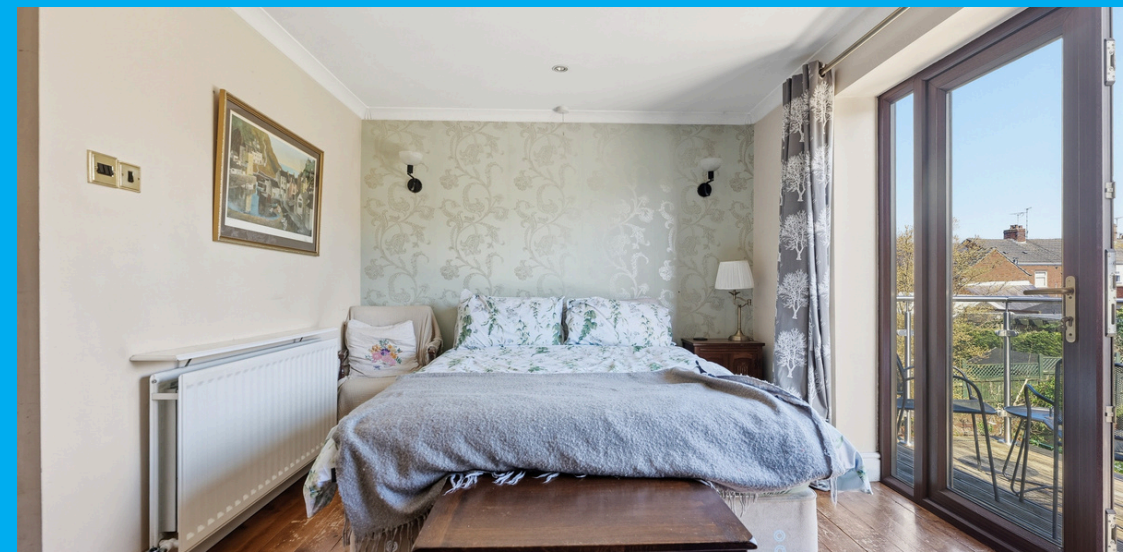
TOTAL AREA: 696.04 sq ft



This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.















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