



5 Bed House - Detached

24A Wingfield Road, Alfreton DE55 7AN

Offers Around £695,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Family Detached Home set in 0.28 acre
- Underfloor Heating & Double Glazing
- Lounge & Study
- Living Kitchen/Dining Room
- Utility Room & Cloakroom
- Five Bedrooms & Five Bathrooms
- Generous Size Landscaped Garden
- Spacious Driveway with Electric Gates
- Triple Garage with Electric Doors
- No Chain Involved

We are delighted to offer to the market this five bedroom, five bathroom detached home with triple garage set in 0.28 acre situated on the Premier Wingfield Road. Immediate Access to A38 & M1 – Derby 13 miles, Nottingham 18 miles, Sheffield 34 miles

The Location

Alfreton is a convenient and popular town due to the excellent range of amenities on offer. Schooling at all levels, including a nursery, is available, together with shopping facilities including banks, post office and a large supermarket. Alfreton also boasts a well equipped leisure centre for those enjoying sporting activities and an entertainment centre including ten pin bowling, soft play and sports facilities. It also offers a local golf course and recreational park.

Other nearby places of interest include some delightful rural villages to the west heading towards Matlock and Matlock Bath, both well worthy of a visit due to the impressive scenery and attractions on offer. Carsington Reservoir is situated a short drive away and also offers a range of outdoor pursuits including various water sports.

Due to its location close to the A38 and M1, Alfreton provides swift onward travel to other regional centres including Nottingham, Derby, Chesterfield and Sheffield.

Accommodation

Ground Floor

Entrance Hall

20'8" x 11'6" (6.30 x 3.53)

With tile flooring with underfloor heating, understairs storage cupboard, entrance door and split-level staircase leading to first floor.



Cloakroom

5'11" x 2'10" (1.81 x 0.87)

With low level WC, fitted wash basin with fitted base cupboards underneath, fully tiled walls, tiled flooring with underfloor heating, extractor fan, mirror and internal oak veneer door with chrome fittings.



Lounge

23'1" x 14'10" (7.04 x 4.54)

With feature media wall incorporating electric fire, solid wood flooring with underfloor heating, spotlights to ceiling and three double glazed windows overlooking rear garden, all having internal plantation shutter blinds.



Study

15'0" x 12'0" (4.58 x 3.67)

With solid wood flooring with underfloor heating, three double glazed windows and internal door.



Living Kitchen/Dining Room



Dining Area

15'2" x 10'7" (4.64 x 3.25)

With tile flooring with underfloor heating, double glazed doors opening onto sun patio and open square archway leading to kitchen area.



Kitchen Area

28'10" x 12'5" (8.79 x 3.79)

With one and a half stainless steel sink unit with mixer tap, a good range of fitted cupboards with black granite worktops, built-in five ring Neff gas hob with Neff extractor hood over, built-in wine cooler, two built-in Neff electric fan assisted ovens, integrated Bosch dishwasher, space for fridge/freezer, wine rack, matching tile flooring with underfloor heating, matching kitchen island again with black granite worktops and fitted base cupboard underneath, three double glazed windows to rear all having internal plantation shutter blinds, two side double glazed windows with internal plantation shutter blinds, spotlights to ceiling, open square archway leading to dining area and double glazed door opening onto sun patio and garden.



Side Hallway

10'4" x 8'7" (3.17 x 2.63)

With tile flooring with underfloor heating, double glazed window, double glazed door and spiral staircase leading to first floor.

Utility

12'4" x 10'7" (3.77 x 3.24)

With single stainless steel sink unit with mixer tap, fitted base cupboards, drawers, workshops, plumbing for automatic washing machine, space for tumble dryer, tile flooring with underfloor heating, double glazed window, double glazed side access door and integral door giving access to double garage.



First Floor Landing

18'7" x 11'7" (5.67 x 3.54)

With attractive balustrade, underfloor heating and double glazed window to front with plantation shutters.

Bedroom One

23'0" x 14'11" (7.02 x 4.57)

With underfloor heating, double glazed door giving access to balcony and three double glazed windows to rear.



Balcony

14'2" x 5'0" (4.32 x 1.54)

Dressing Room

10'7" x 7'8" (3.24 x 2.35)

With fitted wardrobes, fitted dressing table, underfloor heating, double glazed window to rear and door giving access to en-suite bathroom.



En-Suite Bathroom

10'7" x 7'0" (3.25 x 2.15)

With corner bath, pedestal wash handbasin, low level WC, separate shower cubicle, fully tiled walls, tile flooring with underfloor heating, heated chrome towel rail/radiator and double glazed window.



Bedroom Two

18'7" x 11'1" (5.67 x 3.38)

With wood flooring with underfloor heating, spotlights to ceiling and five double glazed windows to front.



Wardrobe Area

6'3" x 4'11" (1.92 x 1.50)

With built-in wardrobes and internal door giving access to en-suite.

En-Suite

8'11" x 6'8" (2.74 x 2.05)

With separate shower cubicle, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring with underfloor heating, extractor fan, heated towel rail/radiator and double glazed window to side.

Bedroom Three

21'9" x 12'6" (6.64 x 3.82)

With fitted wardrobes, wood flooring with underfloor heating and three double glazed windows overlooking rear garden.

En-Suite

8'4" x 7'0" (2.55 x 2.15)

With separate shower cubicle with chrome shower, pedestal wash handbasin, low level WC, fully tiled walls, tile flooring with underfloor heating, wall mounted illuminated mirror, extractor fan, heated towel rail/radiator and double glazed window.



Bedroom Four

14'11" x 13'8" (4.55 x 4.17)

With wood flooring with underfloor heating and three double glazed windows to front.



En-Suite

8'8" x 3'6" (2.66 x 1.07)

With separate shower cubicle with shower, pedestal wash hand basin, low level WC, fully tiled walls, tile flooring, heated chrome towel rail/radiator and double glazed window to side.



Spiral Staircase Leading To Attic Room/Bed Five

With wood flooring, underfloor heating, storage into eaves, double glazed Velux window to front, two double glazed Velux windows to rear and two double glazed windows to side.

Second Floor Landing

2'10" x 2'10" (0.88 x 0.88)

Attic Room/Bedroom Five

21'1" x 14'4" (6.45 x 4.38)

En-Suite Bathroom

7'7" x 6'1" (2.33 x 1.86)

With bath, pedestal wash handbasin, low level WC and double glazed window to side.

Store/Boiler Cupboard

8'10" x 3'6" (2.71 x 1.08)

With boiler.

Front Garden

The property is set well back behind a grass verge and fore-garden with brick retaining wall and gravel beds.

Private Rear Garden

The property benefits from a generous sized, enclosed rear garden with a sunny aspect with a spacious patio/terrace area providing a pleasant sitting out and entertaining space with steps leading down to a further composite deck to area, again, an ideal space for sitting out and entertaining. There is a all weather, artificial turfed garden with paving all round it. The garden is not overlooked and is private.



Generous Driveway

The property benefits from a paved driveway providing car standing spaces for approximately six/seven cars and benefits from electric gates.

Double Garage

17'10" x 17'8" (5.45 x 5.39)

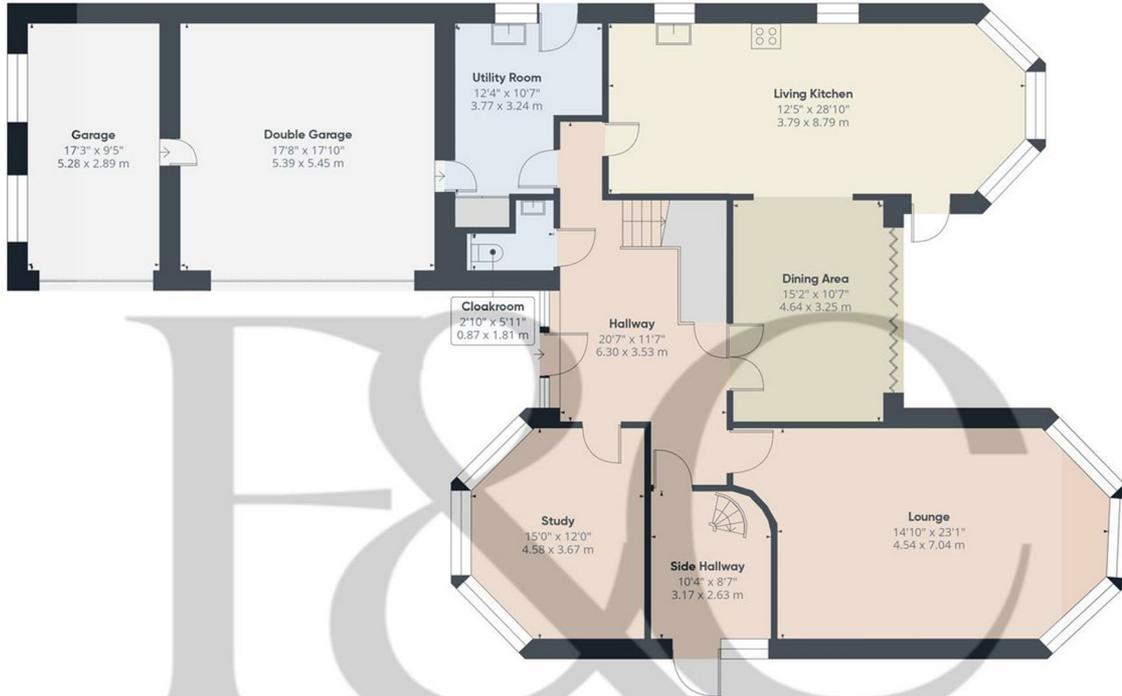
With concrete floor, power, lighting, Worcester boiler, electric up and over door and integral door giving access to single garage.

Single Garage

17'3" x 9'5" (5.28 x 2.89)

With power, lighting, two sides double glazed windows and electric door.

Council Tax Band G



Floor 0

Approximate total area⁽¹⁾

1952 ft²
181.3 m²

Reduced headroom

7 ft²
0.7 m²

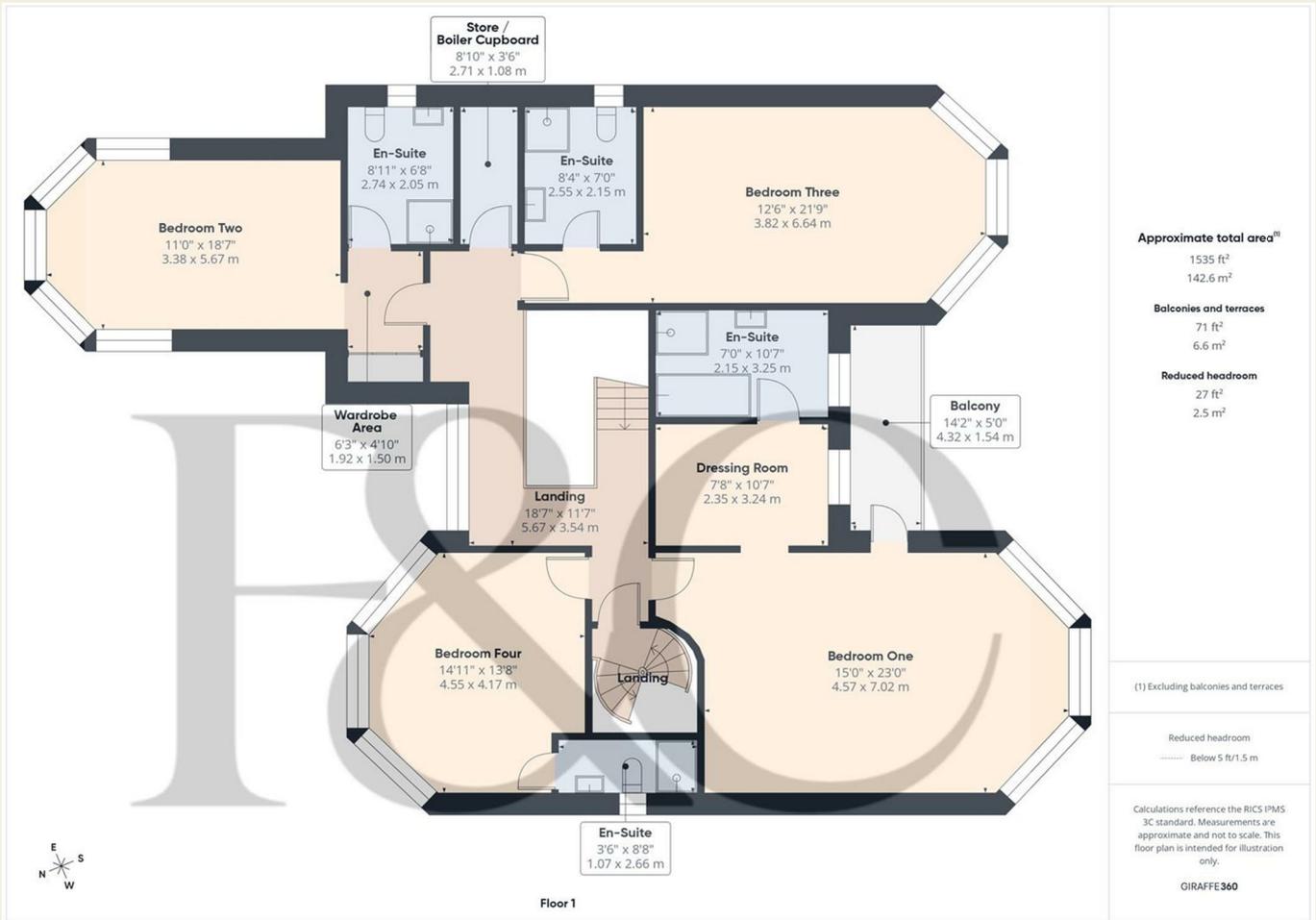
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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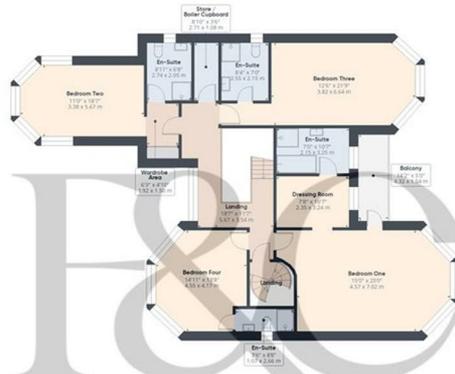
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Floor 0



Floor 1



Floor 2



Approximate total area^m

3918 ft²
364 m²

Balconies and terraces

71 ft²
6.6 m²

Reduced headroom

184 ft²
17.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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