



Offers Over £375,000 Freehold

9 CHAPEL CLOSE | BLACKWELL | ALFRETON | DE55 5BL

**BuckleyBrown**  
ESTATE AGENTS

LEVEL UP YOUR LIFESTYLE... Nestled in the charming area of Chapel Close, Blackwell, Alfreton, this exquisite detached house offers a perfect blend of modern living and tranquil surroundings. The location is ideal for families seeking a peaceful neighbourhood while still being conveniently close to local amenities and transport links. With its picturesque setting, this property is a true gem in the heart of Derbyshire.

Upon entering the ground floor, one is greeted by a spacious and inviting atmosphere. The layout features a wonderful reception room, perfect for entertaining guests or enjoying quiet family evenings. The open-plan kitchen/diner allows for a seamless flow between spaces, creating an ideal environment for both relaxation and social gatherings. The contemporary kitchen is equipped with modern appliances, making it a delightful space for culinary enthusiasts. The ground floor also benefits from a convenient utility, gym, cloakroom and WC.

Ascending to the first floor, you will find two generously sized bedrooms, both with the luxury of an en suite. The games room offers great versatility to make it whatever you desire. A well-appointed family bathroom completes this level, offering convenience and style.

The second floor reveals two more bedrooms, making this home particularly suitable for larger families or those who enjoy hosting visitors. This additional level provides a sense of privacy and independence, allowing everyone to have their own space while still being part of the family home.

Outside, the property is equally impressive. The well-maintained garden offers a serene retreat, perfect for enjoying sunny afternoons or hosting summer barbecues. The driveway provides ample parking space, ensuring that both residents and guests can come and go with ease. This delightful home truly encapsulates modern living in a picturesque setting, making it an ideal choice for those seeking comfort and style in Blackwell.

Call now to arrange a viewing!





#### Entrance Hall

With access into;

#### Cloak Room 7'2" x 7'3"

Great storage room with a window to the front elevation.

#### WC

Fitted with a hand wash basin and low flush WC. Full functioning zonal alarm system with PIR and door sensors throughout.

#### Living Room 11'4" x 25'4"

Spacious reception room with solid oak flooring, central heating radiator, a window to the front, oak bi-folding doors and patio doors to the rear elevation, opening to the garden. Complete with a cosy Italian log burner.

#### Kitchen 14'2" x 11'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a centre island. Open access to the dining area. Additional access to a convenient utility room.

#### Utility 7'2" x 7'6"

Fitted cabinets, worktops over, inset sink with drainer and additional space and plumbing for a washing machine and tumble dryer. Additionally has a new Worcester Bosch boiler.

#### Dining Room 22'2" x 10'8"

Bright and airy space with a skylight and two sets of bi-folding doors opening to the side and rear.

#### Gym 7'2" x 8'7"

Versatile reception room which is currently utilised as a home gym but could be tailored to meet your needs.

#### Landing To The First Floor

Central landing with leading access into;

#### Bedroom One 18'6" x 11'10"

Laminate flooring, central heating radiator, built in wardrobes, en suite and a window to the front elevation.



#### En suite 5'1" x 8'1"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the front elevation.

#### Bedroom Four 11'4" x 9'3"

Laminate flooring, central heating radiator, built in wardrobes, en suite and a window to the rear elevation.

#### En Suite 7'3" x 6'6"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the rear elevation.

#### Games Room/Bedroom Five 9'0" x 8'1"

Versatile room with laminate flooring, central heating radiator and a window to the rear elevation.

#### Family Bathroom 7'3" x 6'2"

Three piece suite comprising of a hand wash basin, low flush WC and a bath.

#### Landing To The Second Floor

Access into;

#### Bedroom Two 11'7" x 14'5"

Carpeted flooring, central heating radiator, window to the front along with a velux window.

#### Bedroom Three 7'3" x 14'5"

Laminate flooring, central heating radiator, window to the front and a velux window.

#### Shower Room 6'7" x 5'6"

Three piece suite comprising of a hand wash basin, low flush WC, shower and a velux window.

#### Garage 7'2" x 8'2"

Accessible from the front elevation with internal access into the utility.

#### Outside

Low maintenance frontage with a pathway leading to the front door whilst decorative plants greet you either side. Not to mention there is a private driveway and a garage allowing for secure off road parking. The rear garden boasts a patio seating area along with a decked area and fence surround. Benefits from four 5G live cameras wired to a 2 tb hard drive.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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