

Bloomery Close, Alfreton, Derbyshire.

£485,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this five bedroom executive detached property located in a quiet cul-de-sac position. The property offers a wealth of living accommodation with high specification throughout and would ideally suit large or extended family. Tasteful decor is on show throughout the property and the beautiful interior will wow potential buyers. Internally the property offers a stunning Open Plan living kitchen, lounge, utility room and downstairs WC. And to the first floor there are five well proportioned bedrooms, two of which have en-suite shower facilities and family bathroom all presented to a very high standard. Hive controlled heating system. The property is conveniently located alongside the A38 and the M1 junction 28 can be reached within a 10 minutes drive. We recommend an early internal inspection to avoid disappointment of this truly beautiful property.

## FEATURES

- Stunning Executive Detached Home
- Exceptional Quality And Decor Throughout
- Entrance Hall, Cloakroom And Utility Room
- Beautiful Open Plan Living Kitchen
- Separate Living Room/Snug
- Five Bedrooms
- Two En Suites And A Luxury Family Bathroom
- Landscaped Garden
- Viewing Essential



# ROOM DESCRIPTIONS

## Entrance Hallway

3.36m x 2.01m (11' 7" x 6' 7") With sealed unit UPVC door leading in from the front elevation with adjoining obscured side panel, wall mounted alarm control unit, wall mounted radiator, wood effect 'Karndean' floor covering, carpeted stair case to the first floor landing and internal door accessing the lounge.

## Lounge

4.76m x 2.94m (15' 7" x 9' 8") With double glazed windows to the front elevation, wall mounted radiator, TV and telephone points.

## Stunning Open Plan Living Kitchen

### Kitchen

3.25m x 2.97m (10' 8" x 9' 9") Mainly comprising of a range of contrasting and matching modern units with flat edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with splashback areas and part wall tiling. Integrated dishwasher and double electric oven. Central island incorporating a full range gas hob burner with floating modern extractor canopy over, wood effect 'Karndean' floor covering, double glazed 'French' doors to the rear elevation alarm for access onto garden.

### Lounge/Dining Area

4.83m x 5.23m (15' 10" x 17' 2") With feature floor to ceiling storage cupboards incorporating space for American style fridge freezer, under stairs storage cupboard, wood effect 'Karndean' floor covering, wall mounted radiator, internal door alarm for access into the utility room and door opening into lounge area.

Lounge area- With double glazed window to the side elevation and large trifold doors opening out onto a garden entertaining terrace. Wood effect 'Karndean' floor covering, bespoke fitted bookcase and entertaining unit with space for TV and TV aerial, and additional radiator.

### Utility Room

1.60m x 1.66m (5' 3" x 5' 5") With the continuation of the kitchen units and flat edged work surfaces incorporating single stainless steel sink drainer unit with mixer taps and tiled splashback areas. Space and plumbing for automatic washing machine, spotlights and extractor fan to ceiling, water mounted radiator and internal doors accessing the downstairs WC and garage.

### Cloakroom/WC

1.60m x 1.66m (5' 3" x 5' 5") This beautifully fitted bathroom with double glazed window to the side elevation, wall mounted radiator, encased WC and pedestal wash hand basin with feature tiled wall, spotlights and extractor fan to ceiling.

## First Floor

### Galleried Landing & Study Area

1.94m x 4.76m (6' 4" x 15' 7") Accessed from the main entrance hallway with ceiling mounted loft access point. The loft has strip lighting, 4 double power sockets, shelving and boarded to provide ample storage and beaux window. The study area has a double glazed window to the front elevation, wall mounted radiator and internal doors accessing all five bedrooms and family bathroom/WC.

### Bedroom 1

4.37m x 3.87m (14' 4" x 12' 8") This large beautifully decorated room comprises of two double glazed windows set within a bay with bespoke fitted dressing table, inbuilt fitted wardrobes with sliding frontage doors provide ample storage and hanging space, TV point and internal door allows for access to en-suite shower facility.

### En-Suite

1.48m x 2.78m (4' 10" x 9' 1") With double glazed obscured window to the side elevation, encased WC, wall mounted floating vanity unit with inset taps and double shower enclosure with rainfall headed shower and hair attachment. Spotlights and extractor fan to ceiling, part tiling to walls, wall mounted chrome heated towel rail and ceramic tiled floor covering.

### Bedroom 2

3.21m x 4.14m (10' 6" x 13' 7") With large double glazed window to the front elevation, wall mounted radiator, bespoke fitted entertainment unit with storage over and beneath, internal door accessing en-suite.

### En-Suite

2.30m x 1.16m (7' 7" x 3' 10") With double glazed obscured window to the front elevation, encased WC, floating vanity unit with inset taps, double shower enclosure with feature rainfall headed shower and hair attachment, spotlights and extractor fan to ceiling, wall mounted chrome heated towel rail and ceramic tiled floor covering.

### Bedroom 3

2.66m x 3.55m (8' 9" x 11' 8") With two double glazed windows to the rear elevation, wall mounted radiator, inbuilt fitted wardrobes with sliding frontage doors provide ample storage and hanging space, in-built fitted corner desk with useful storage drawers.

### Bedroom 4

2.65m x 3.49m (8' 8" x 11' 5") With double glazed windows to the rear elevation, wall mounted radiator and inbuilt fitted wardrobes.

### Bedroom 5

With double glazed window to the rear elevation, wall mounted radiator.

### Bathroom

1.69m x 2.89m (5' 7" x 9' 6") This beautifully appointed three-piece white suite with complimentary panelling and beautiful tiling comprises of an encased WC, floating vanity unit with sunken taps and double ended panel bath with extendable shower attachment and rainfall headed shower over with complimentary shower screen. Part tiling to walls, double glazed obscured window, wall mounted chrome heated towel rail, ceramic tiled floor covering spotlights and extractor fan to ceiling.

### Outside

To the front elevation is a four car tarmac drive giving access to an electrical controlled open over garage door. The front garden is mainly laid to lawn with stocked flowerbeds and slate borders. The rear garden can be accessed via a side pathway via a timber garden gate. The beautiful landscaped rear garden offers high levels of privacy with a large full width entertaining terrace, lawn with sleeper stocked flower beds and borders a second patio area lends itself to further seating, timber fenced boundaries enclose on all sides, feature trellising, outside lighting and woodland view.

### COUNCIL TAX

We understand that the property currently falls within council tax band F, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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