

Matlock Road

Alfreton, DE55 6DD



NO UPWARD CHAIN - Thought to date back to 1839, this two double bedroom stone-built semi-detached cottage offers a wealth of character and charm throughout, boasting many original features.

£280,000



John German

ought to date back to 1839, this two double bedroom stone-built semi-detached cottage offers a wealth of character and charm throughout, boasting many original features. Situated in a popular on convenient location with superb road links.

Location - Brackenfield is located on the outskirts of Wessington where there is a noted village inn and primary school. The property itself is within walking distance of The Plough Inn. The property has the benefit of having swift access to major roads and centre including Matlock Alfreton, Bakewell and Chesterfield locally and further afield to the major cities of Derby, Sheffield and Nottingham. Futhermre the property is located on the outskirts of the Derbyshire Dales/Peak District National Park.

Accommodation - Upvc Door - Providing access to the storm porch - 1.2m x 0.83m (3'11" x 2'8") - Having windows in wooden frames to side and opening providing access to:

Dining Room - 3.49m x 3.83m (11'5" x 12'6") - Please note the former measurement is taken into the recess adjacent to the chimney breast. Having feature stone fireplace with log burner on a tiled hearth. Central heating radiator, sealed unit double glazed windows in uPVC frames to front, decorative dado rail, door providing access to kitchen and wooden latched door providing access to:

Sitting Room - 3.63m x 2.91m (11'10" x 9'6") - Please note the latter measurement is taken into the recess adjacent to the chimney breast. Having stone open fireplace, wooden flooring, central heating radiator and sealed unit double glazed windows in uPVC frames to front, decorative dado rail.

Kitchen - 4.54m x 3.33m (14'10" x 10'11") - Having roll edge preparation surfaces with inset composite one and a half bowl sink with adjacent drainer and chrome mixer tap over, tiled splashback surround, a range of cupboards

and drawers beneath with appliance space and plumbing for free-standing oven with extractor fan canopy over. Complementary wall mounted cabinets over. Sealed unit double glazed windows in uPVC frames to rear, central heating radiator, useful built-in storage cupboard housing Baxi combination boiler. Stable door providing access to side with adjacent double glazed windows in wooden frames.

First Floor Accommodation - Spacious Landing - 3.37m x 2.37m (11'0" x 7'9") - Offering potential for use as a study/home office space. Having original wooden flooring, sealed unit double glazed window in uPVC frame to rear, decorative dado rail, loft access point, doors providing access to bedrooms and bathroom.

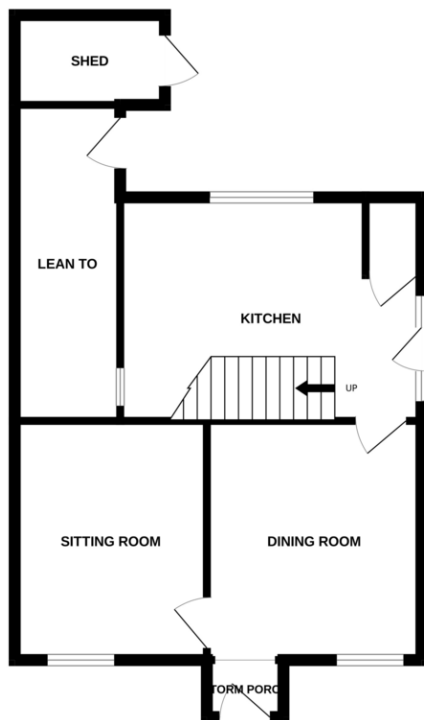
Bedroom One - 3.59m max x 3.38m (11'9" max x 11'1") - Having original wooden flooring, central heating radiator, coved cornice and ceiling rose, sealed unit double glazed windows in uPVC frames to front.

Bedroom Two - 3.21m x 3.47m (10'6" x 11'4") - Having continuation of original wooden flooring, central heating radiator and sealed unit double glazed window in uPVC frame to front.

Family Bathroom - 1.72m x 3.36m (5'7" x 11'0") - Fitted with a white suite comprising pedestal wash hand basin with chrome taps over, low level w.c., shower cubide with chrome mains-fed shower, bath with chrome taps over, sealed unit double glazed opaque window in wooden frame to side, central heating radiator.

Outside - Outside to the front of the property is a spacious graveled driveway, providing off-street parking for around five cars and a seating area, with herbaceous and flowering borders with a stone wall front. The front also offers beautiful countryside views of the surrounding area. To the side of the property is a further patio seating area leading to a low maintenance courtyard rear garden with a timber outbuilding and lean-to.

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



John German
Compton House, Shawcroft, Ashbourne, Derbyshire, DE6
1GD

01335 340730
ashbourne@johngerman.co.uk

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