

# Alfreton Road

Coxbench, Derby, DE21 5BA

John   
German





## **Alfreton Road**

**Coxbench, Derby, DE21 5BA**

**£795,000**



**The perfect home full of character without compromising. Redesigned with a very modern layout usually only found in very high-end new builds. Located in a non estate village location surrounded by stunning countryside, this rare find offers that idyllic semi-rural lifestyle but with all the convenience of great local amenities.**



This stunning family home was originally built as a Sunday School in 1875 and has been completely reconfigured and modernised in 2017 to provide bright and spacious family accommodation with smart lighting, security and heating. The clever conversion and later remodel have retained much of the character of the original building which has been successfully integrated into the now much more modern layout. The property is extremely deceptive boasting five generous double bedrooms, four of which have en-suite shower rooms including the master which also has a wonderful walk-in dressing room, leaving the fifth with sole use of the main family bathroom. There are three very spacious reception rooms all of which enjoy stunning countryside views and two out of the three open directly out onto the rear garden. As with many properties the kitchen is the heart of the home and this spectacular open plan living and dining space is a real wow with exposed beams and woodland views it's a room designed for entertaining. Out in the garden there is an excellent brick built bonus building with a large games room and a home office extending to also incorporate a sheltered covered seating area which is used as an outdoor cinema by the current owners, weather permitting.

Coxbench is located on the edge of the village of Little Eaton and educational facilities are close at hand with Little Eaton Village Primary School and Holbrook Village Primary School with the property lying within the catchment of the popular Ecclesbourne School. There are lots of fabulous local footpaths that if you are a keen walker will take you miles across open countryside and for those less keen there are several popular village pubs all within a mile of the property. There is a good local bus service and the Ecclesbourne School bus stop is close to the house, easy access into Derby, Belper and Ripley and directly onto the A38 leading to the A50/A52/A610/M1. The nearby villages of Little Eaton, Horsley Woodhouse and Duffield offer a wide range of wide selection of amenities and recreational facilities including Cricket, bowling, squash and tennis. The property is also close to four noted golf courses and country clubs at Duffield, Horsley, Morley and Breadsall.

Entrance to the property is via an impressive hardwood gothic style entrance door that opens into exposed brick and stonework, decorative beams to ceiling, quarry tiled flooring with inset doormat, two matching stone window alcoves incorporating matching sealed unit double glazed stained glass windows with leaded finish, character bell, wall lights and internal gothic style half glazed door with stained glass and leaded finish opening into a double height entrance lobby. The impressive entrance lobby has parquet wood block flooring, exposed brick and stonework, stairs leading to first floor, under-stairs storage cupboard with latched door and a feature stained glass window with leaded finish.

A hallway leads off to the ground floor bedrooms incorporating part exposed stone feature walls with arched stained glass windows, additional built-in storage cupboard with latched door and a built-in boiler cupboard, double glazed door giving access to garden, three radiators, spotlights to ceiling, smoke alarm.

Starting with the master bedroom which had a beamed ceiling, exposed stone feature walls, an arched stained glass window to the rear and there is a large sealed unit double glazed picture window to the front providing plenty of natural light. Off the bedroom is a lovely walking dressing room with exposed stonework, spotlights to ceiling, radiator, sealed unit double glazed window and internal latched door. The master en-suite is fitted with a double shower cubicle with chrome fittings including shower, twin wash basins both having chrome fittings set on a rustic wash stand which has been fashioned from wood left over from the remodel, low flush WC, exposed stonework, heated chrome towel rail/radiator, spotlights to ceiling, exposed beam lintel, tiled flooring with underfloor heating, extractor fan, sealed unit double glazed opaque window with fitted blind and internal latched door.

Bedroom two has exposed brickwork and exposed stonework, principal beam to ceiling, radiator and a sealed unit double glazed window to front with fitted blind and an internal latched door leads to the en-suite fitted with a shower cubicle with shower, vanity wash basin with fitted base cupboard underneath, low flush WC, extractor fan, tiled flooring, heated chrome towel rail/radiator, arched window with stained glass and leaded finish.

Bedroom three has built-in wardrobes with latched doors, radiator, decorative beams to ceiling, sealed unit double glazed window with fitted blind to the front and an internal latched door leading to the en-suite with separate shower cubicle with chrome shower, fitted wash basin with fitted base cupboard underneath, low flush WC, exposed stonework, tiled flooring with underfloor heating, extractor fan, sealed unit opaque double glazed window.

Bedroom four has a central heating radiator, sealed unit double glazed window with fitted blind and internal latched door leading to the en-suite fitted with a separate shower cubicle with chrome shower, fitted wash basin, low flush WC, exposed stonework, extractor fan, tiled flooring with underfloor heating, sealed unit opaque double glazed window. Bedroom five has a central heating radiator, double aspect sealed unit double glazed windows with fitted blind and exposed brickwork. The room features a bi-folding wooden panel that can be opened out into the hallway if desired.

The lovely spacious family bathroom is fitted with a corner bath with chrome fittings including hand shower attachment, vanity wash basin with chrome fittings with fitted oak cupboard underneath, low flush WC, separate corner shower cubicle with chrome fittings including shower, spotlights to ceiling, exposed stone wall, tiled flooring, heated chrome towel rail/radiator, sealed unit double glazed window and an extractor fan.

On the first floor the stairs open out into a spectacular open plan living dining kitchen with exposed beams and sealed unit double glazed windows featuring lovely field and woodland views. The kitchen is fitted with an extensive range of high gloss base cupboards with black granite worktops, contrasting island unit incorporating five ring gas hob with two matching electric fan assisted ovens, granite worktops, integrated dishwasher, exposed brickwork, exposed stonework, two radiators, fridge/freezer (negotiable on sale) and built-in cupboard housing the hi-efficiency hot water cylinder with latched. There is a plenty of space along the side of the kitchen for seating and a spacious dining area at the end of the room offers space for a large dining table and companion furniture.

Located off the kitchen is a guest cloakroom fitted with a low flush WC and a wash basin with base cupboard underneath, heated chrome towel rail/radiator and latched door leading through to the utility room with single stainless steel sink unit with hot and cold taps, wall and base fitted units, worktops, plumbing for automatic washing machine, door giving access to garden and a sealed unit double glazed window.

Again located off the kitchen via glazed multi pane double doors is a sitting room with an impressive vaulted ceiling with exposed beams and trusses, exposed stonework, three radiators, sealed unit double glazed Velux style windows, dormer style sealed unit double glazed window to front with woodland views and a fitted blind.

Moving back through to the opposite side of the property to the snug/media room which is fitted display shelving, wired for surround sound, ceiling mounted projector and motorised screen, stone archway, radiator, sealed unit double glazed window with fitted blind and double glazed sliding patio door opening onto the rear garden.

Steps leads down to the main family living room which has a feature fireplace with inset living flame gas fire, two radiators, three sealed unit double glazed windows all having fitted blinds and a matching dormer window to the front, display alcove with stone archway, ceiling spotlighting and sealed unit double glazed patio doors opening out onto the rear garden providing countryside views.

Outside the property is set back from the road behind a deep foregarden with a varied selection of shrubs, plants, laurel hedge, stone walling and two driveways providing extensive parking as well as access to the carport which measures 6.87m x 2.65m (22ft'6" in x 8ft'8" in) - with power and lighting.

To the rear of the property is a private, sunny garden backing onto open fields and woodlands. The garden makes the most of the landscape with a decked seating area with power set adjacent to the property with access from the media room and family living room as well as the utility. This is a lovely spot from which to enjoy views over the entire garden, fields and woodland beyond. The garden is mainly laid to lawn with a varied selection of shrubs, plants, trees and charming waterfall. The decking leads onto a further Indian stone sun patio area with festoon lights and a covered seating area which provides a lovely sheltered outdoor entertaining space, currently used as an outdoor cinema during the summer months with power, lighting and electric heating, and providing the ideal spot for a hot tub.

The garden also benefits from a fantastic brick-built garden building with a tiled roof, power and lighting, exposed timbers, exposed brickwork, broadband connection point and double glazed windows. The building is divided into two rooms, one of which is used as a home office with lovely countryside views whilst the main room orients onto the main garden and has been used as a games room/teenage chill out room. There is obvious potential for this building to be utilised for a range of different purposes as required and subject to planning or buildings regulation approval where needed.













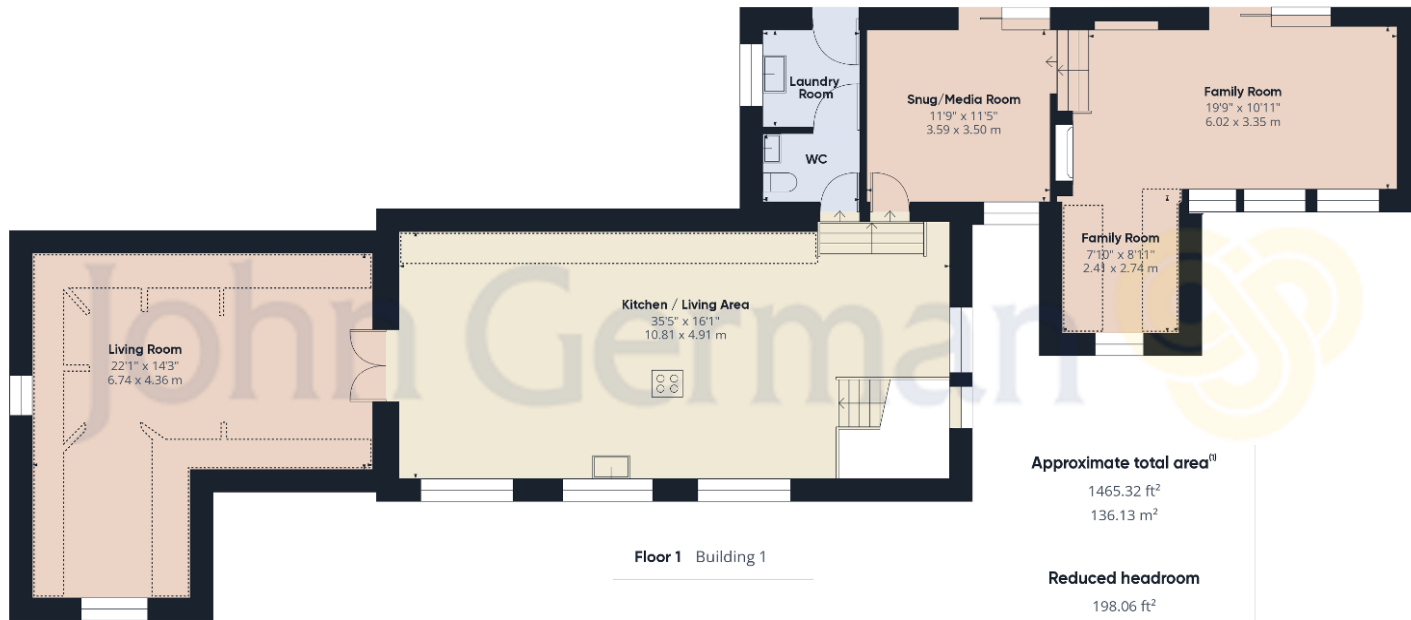


Approximate total area<sup>(1)</sup>  
 1365.86 ft<sup>2</sup>  
 126.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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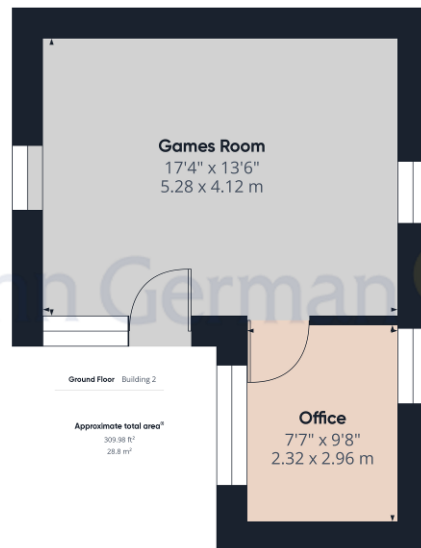
Floor 1 Building 1

**Approximate total area<sup>nl</sup>**

1465.32 ft<sup>2</sup>  
136.13 m<sup>2</sup>

**Reduced headroom**

198.06 ft<sup>2</sup>  
18.4 m<sup>2</sup>



Ground Floor Building 2

Approximate total area<sup>n</sup>  
309.98 ft<sup>2</sup>  
28.8 m<sup>2</sup>

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional

**Parking:** Drive and carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12042024

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**Agents' Notes**

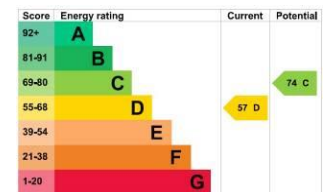
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