



BIRCHOVER
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Ellesmere Avenue, Alfreton, DE55 7HW

£215,000

With a detached garage, new shower room, immaculate decor and beautiful sun-trap garden, this elegant family home also has off-road parking. A conservatory was added in 2015, whilst the home has been redecorated throughout in recent weeks in readiness for this sale.

Located within walking distance of schools and the town centre, Sunny View has a spacious sitting room, kitchen-diner and conservatory on the ground floor. To the first floor are two double bedrooms and the strikingly-beautiful shower room. At the front of the home, there is space for one vehicle to park beside, or in front of, the detached garage, which is currently used as a workshop. The rear courtyard garden is easy-maintenance and has plenty of room for outdoor dining and for planters. The home and garden have been lovingly maintained and are presented in excellent condition.

Alfreton town centre and the Tesco superstore are just 5-10 minutes' walk away and there are a nursery, primary school, two junior schools and a secondary school all within a 10-12 minute walk. Leisure facilities including a skate park, tennis courts and leisure centre are also very close by.

Alfreton is a historic town - the name is rumoured to originate from King Alfred founding the town, albeit there's plenty of evidence that a settlement was here long before that. The town is well-located, just to the east of the Peak District and Derbyshire Dales, so there are numerous walking and cycling routes in the area. The A38 traverses the southern edge of the town and connects the town to Derby to the south and - via the M1 - Sheffield, Nottingham, Mansfield and Chesterfield.



Front of the home

A red brick wall forms the boundary to the front, with a wide opening for a vehicle to park comfortably in front of, or beside, the detached garage. As can be seen on the photographs, there is plenty of space for planters in front of the house and on the raised gravel bed to the right. Hanging baskets beside the front door add even more splashes of colour. Around to the right at the rear of the home is a path to a gate into the rear garden. At the front, a decorative iron gate also leads into this courtyard garden.

The home is of standard brick and tile construction with uPVC double-glazed windows. Head past the sitting room bay window to the front door, which has a canopy porch above.

Entrance Porch

Enter the home through the half-glazed composite front door with brass handle and letterbox. The entrance porch has exposed oak floorboards and a high ceiling with light fitting. There is a radiator and space for coats and footwear. Immediately in front are stairs leading up to the first floor, with matching white glass-panelled doors leading into the sitting room and kitchen-diner.

Sitting Room

14'9" x 14'5" (4.5 x 4.4)

This elegant and spacious dual aspect room is flooded with natural light via the south-facing bay window and large east-facing window. The room is carpeted and has a radiator, ceiling light fitting and - like all rooms in the home - skirting boards and ceiling coving. A recessed wall-mounted coal-effect gas fire has a timber mantelpiece above and this room has lots of space for differing furniture layouts.

Dining Kitchen

15'1" x 9'3" (4.6 x 2.82)

Fitted in 2013 but feeling much newer, this kitchen has oak shaker-style cabinets and has space for a four-seater dining table at the far end, beside the entrance to the conservatory. The kitchen has a tiled floor, radiator, two ceiling light fittings and a useful large recessed pantry cupboard. Entering from the entrance porch, immediately in front is a long worktop and large west-facing window which looks through the conservatory to the rear garden. Set within the worktop is an integral Franke 1.5 sink and drainer with chrome mixer tap. The four-ring Whirlpool gas hob has an electric oven below and, above, a brushed chrome and curved glass extractor fan. The worktop has tiled splashbacks and a range of cabinets below including an integrated Neff dishwasher.

Opposite is another long worktop with cabinets above and below, including a fitted refrigerator. In the corner, sliding doors open up to reveal the under-stairs cupboard. Sliding patio doors open into the conservatory.

Conservatory

14'7" x 6'1" (4.45 x 1.86)

Added in 2015, this fantastic room has a contemporary feel, with an angled roof and glazing to three sides, including double sliding doors out to the garden. The room has oak-effect tiled flooring, a radiator, wall light and space and plumbing for a washing machine. There is also space for additional appliances such as the American-style fridge-freezer and tumble dryer shown here.

Stairs to first floor landing

With a handrail on the left, carpeted stairs lead up to the galleried landing.

Here you'll find a ceiling light fitting, a positive airflow vent, loft hatch, radiator and pretty leaded and stained glass windows. Matching white panelled doors with brass handles lead into the two double bedrooms and shower room.

Bedroom One

15'3" x 10'11" (4.65 x 3.35)

This very spacious double bedroom is dual aspect, with windows facing south and east. The room is carpeted and has a radiator, ceiling light fitting and - at the far end - a very useful area with space for a dressing table or desk. This still leaves plenty of room for a double or king size bed, wardrobes and additional furniture.

Shower Room

8'10" x 6'2" (2.7 x 1.9)

We absolutely adore this unique shower room, which was fitted last year. It has elements of art-deco styling with some modern flourishes. The double walk-in shower has a reinforced glass screen and houses a gold-coloured mains-fed shower with monsoon shower head and separate hand-held attachment. The shower has eye-catching emerald colour vertical tiled walls.

The wide vanity unit includes a curved rectangular ceramic sink with brass mixer tap and a capsule WC. The wide frosted double-glazed window has a deep sill and to the left is a full-height storage cupboard with modern Baxi boiler, installed circa 2010. There is also a black vertical heated towel rail, contemporary tiled floor, floor-to-ceiling wall tiles and recessed ceiling spotlights.

Bedroom Two

14'11" x 9'6" (4.55 x 2.9)

This stylish double bedroom on the west side of the home is perfect for light sleepers. It is carpeted and has a radiator, ceiling light fitting, and a recessed wardrobe with cupboard above. This creates additional space in the room for the double bed and additional furniture.

Rear Garden

Who doesn't love an easy-maintenance sun-trap garden with outdoor dining?! Accessed from gates that the front and rear, as well as directly from the conservatory, the garden has plenty of space for a 4-seater dining set and has a south-west aspect. Therefore it gets the sun throughout the afternoon into the evening. There is plenty of room for additional seating and planters - and the garden has timber fences at each end and an outside tap.

Detached Garage

The standard single garage is currently used as a workshop and has pebble-dash exterior walls and solid timber doors. There is internal lighting and power as well as exterior lights.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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