BRICKS + MORTAR

# Birkinstyle Lane, Shirland
# Alfreton, DE55 6BS

This immaculate modern home has two double bedrooms, driveway parking for 2-3 vehicles, wonderful views over adjacent farmland and a contemporary kitchen and bathroom. With a splendid EPC rating of B and council tax banding of B, it is an efficient home to run.

On the ground floor, the entrance hallway leads through to the kitchen, lounge-diner and useful ground floor WC. The sleek modern oak-and-glass balustrade leads up to the two double bedrooms and family bathroom on the top floor.

We love the rear garden with an astroturf lawn, a decked area and a patio, from which you have beautiful uninterrupted views of the farmland and countryside immediately beyond the bottom of the garden.

Shirland is an historic village which featured in the Domesday Book. Ogston Reservoir offers pleasant local walks nearby and the delights of the Derbyshire Dales and Peak District are a short cycle or drive away. Hardwick Hall, Chatsworth House and Haddon Hall are wonderful places to visit locally too. A nursery, primary school, grocery store and pub are all within a short walk.

The village is located equidistant between Alfreton and Clay Cross, where both towns are well-served with supermarkets and town centre shops. The A38 and M1 are a short distance away and offer good commuting routes to Chesterfield, Derby, Nottingham and Mansfield.

- Immaculate 2 double bedroom home
- Driveway parking for 2-3 vehicles
- Fantastic sunset views from garden
- Adjacent to farmland and countryside
- Council Tax band B
- EPC rating B
- Underfloor heating on ground floor
- Popular village location close to schools
- Excellent commuter location close to M1 and A38
- Modern kitchen and bathroom

**£230,000**

# Birkinstyle Lane, Shirland, Alfreton, DE55 6BS

## Front of the home

A low-level dry stone wall forms the front boundary. A tarmac driveway has space for up to three vehicles with a neat lawn, Siberian elm tree and timber fence on the left. There are hot and cold water outside taps under the kitchen window. To the left of the home is a path and timber gate through to the rear garden. A tiled canopy porch includes recessed lighting and there is a wall-mounted letterbox to the left of the front door and Ring doorbell to the right. Enter the home through the composite front door with chrome handle and letterbox.

## Entrance Hallway

With oak-effect tiled flooring and underfloor heating, a high ceiling with recessed spotlights and the oak-and-glass staircase balustrade on the right, this is an impressive entrance to the home. The current owner has removed the door to the kitchen on the left, creating a more open and bright space. There is room for a sideboard beside the balustrade - and matching Mexicana doors with chrome handles lead into the lounge-diner and WC.

## Kitchen

11'3" x 7'2" (3.45 x 2.2)

The oak-effect tiled flooring flows seamlessly through into this room, which has underfloor heating. There are recessed ceiling spotlights and, on the right, a breakfast bar. From the left, the long U-shaped worktop has subway brick-style tiled splashbacks with a good number of high and low fitted cabinets. These include an integrated washer-dryer, drawers, deep-pan drawers and two wine racks. Below the wide south-facing window is a huge contemporary Lamona sink and drainer with chrome mixer tap. Further along is a four-ring induction hob with electric oven below and brushed chrome extractor fan above. In the right-hand corner of the room is an integrated fridge-freezer.

## Lounge-Diner

15'1" x 14'11" (4.6 x 4.55)

We adore this beautiful room, with magnificent views through the double patio doors to the garden, farmland and countryside beyond. With light oak-effect laminate flooring, this L-shaped room has space on the left for a four-seater dining table beside a small side window. The room also has underfloor heating, a large storage cupboard under the stairs and a ceiling light fitting.

## Stairs to first floor landing

Carpeted stairs with a high quality oak-and-glass balustrade on the left lead up to the galleried landing. Here, you will find recessed ceiling spotlights, a radiator and loft hatch. The loft has a pull-down ladder, lighting, power and is boarded. Matching Mexicana doors with chrome handles lead into the two double bedrooms and the bathroom.

## Bedroom One

14'11" x 9'10" (4.55 x 3)

With spectacular elevated far-reaching views, this double bedroom at the rear of the home has a deep triple wardrobe with sliding doors, two hanging rails and space aplenty for sets of drawers and storage furniture. The room is carpeted and has a radiator and ceiling light fitting.

## Bathroom

7'10" x 6'6" (2.4 x 2)

The spacious bathroom has oak-effect porcelain tiled flooring, recessed ceiling spotlights, an extractor fan and frosted double glazed window. We love the large wide rectangular bath, which has a centrally-positioned chrome mixer tap, meaning you can truly stretch out. Overhead is a mains-fed shower with monsoon shower head and separate hand-held attachment. The vanity unit has a rectangular sink with chrome mixer tap and there is a ceramic WC. The room also has contemporary tiled walls and a chrome heated towel rail.

## Bedroom Two

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

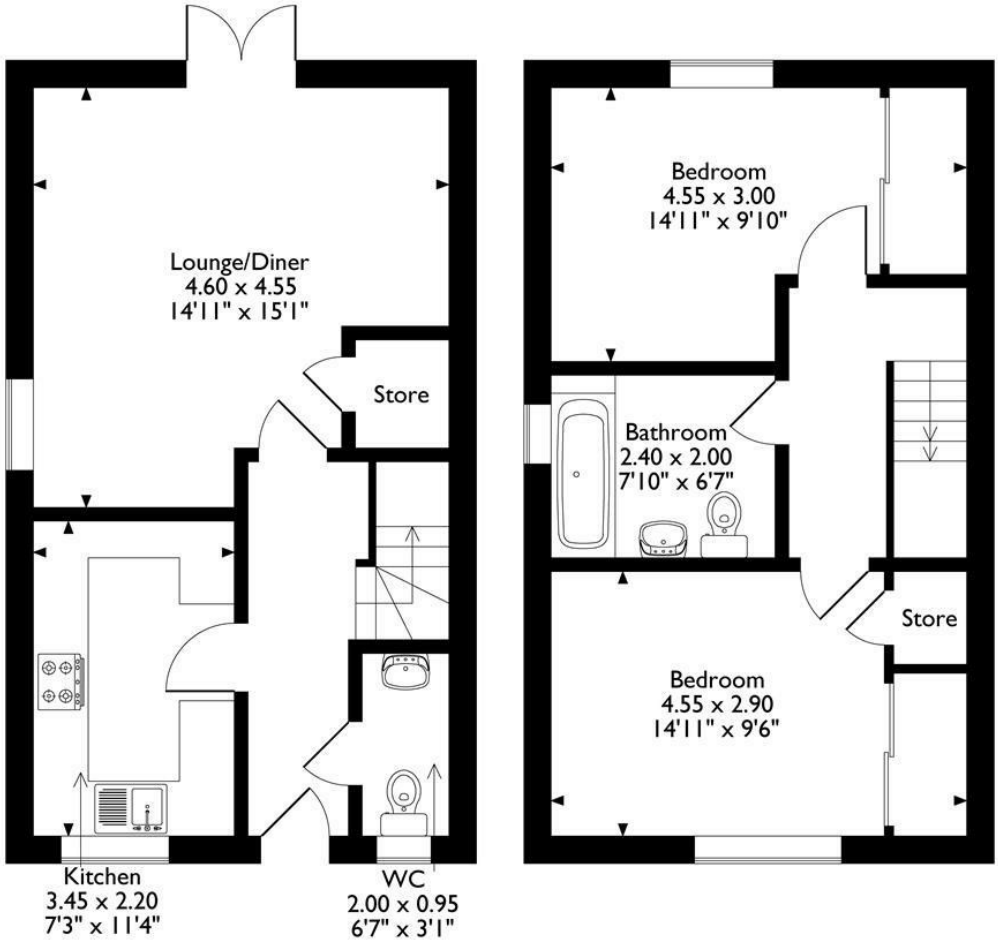
Situated at the front of the home and - thanks to the driveway - set well back from the road, this bright and airy room has a wide south facing window. The carpeted double bedroom has a ceiling light fitting, radiator and large over-stairs cupboard. Like Bedroom One, it also has a deep triple wardrobe with sliding doors, lots of hanging space and room for storage units/chests of drawers.

## Rear Garden

Accessed from the lounge-diner and via the side path, you alight upon the large dining patio, with a raised flower bed on the left.

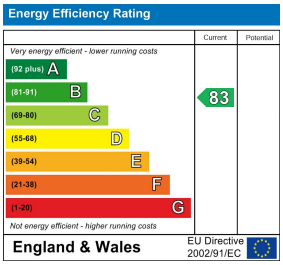
There are two wall-mounted lights, an external power supply and a shed with a vented Bosch tumble dryer (available by separate negotiation). The gently sloping astroturf leads down to another decked patio at the bottom of the garden, with a summer house on the right. To the left is a gravel path dotted with colourful bushes and an apple tree. From this decked area are splendid views of the countryside and beautiful sunsets. The garden has timber fences on each side and a picket fence at the end. This is a tranquil and beautiful garden in which to relax.

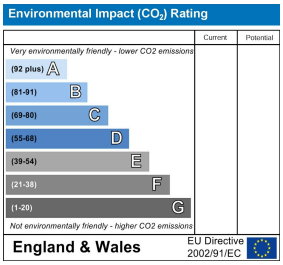
# 67 Birkinstyle Lane
## Approximate Gross Internal Area
## 75 Sq M / 807 Sq Ft




**Ground Floor** **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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