



Strettea Lane, Higham, DE55 6EJ

Occupying an elevated position in this popular location, this beautifully-presented home has well-tended front and rear gardens, views to open fields, driveway parking for 4+ vehicles and spacious rooms throughout. It's a lovely family home which has been well maintained and updated by the current owners.

An extensive driveway and front garden lead up to the home. On the ground floor are a spacious entrance hallway, lounge, dining room, kitchen, utility room and WC. To the first floor are three bedrooms and the family bathroom. The rear garden has a neat lawn, summer house, shed, large storage unit and two dining patios. Open fields at the rear make this a quiet and pleasant place to live.

Higham is a sought-after village and Strettea Lane is a pleasant street with houses nicely spaced out, creating a lovely open feel. 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. The adjoining village of Shirland has a nursery, primary school, grocery store and pubs which 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.

- Very well presented 3 bedroom home
- Off-road parking for 4+ vehicles
- Separate lounge and dining room
- Summer house, garden storage and dining patios
- Beautiful south-facing garden
- Bifold doors from dining room to garden
- Located in popular village close to countryside walks
- Views to open fields at rear
- Utility room and ground floor WC
- Council Tax band B

Offers in the region of £285,000

Front of the home

A wide block-paved driveway is bordered on both sides by a low brick wall. Pretty planted borders are packed with daffodils on the right and with a range of colourful plants and shrubs on the left. To the left is a raised neat rectangular lawn, with a row of rose bushes marking the border with the neighbouring garden. The driveway curves to the left and continues straight on beside the home, with a trellis on the right and timber gate through to the rear garden.

The home is standard brick and tile and was constructed in 1968. Window boxes are located below the living room window and there is an outside light to the right of the front door. Head through this composite part-glazed door with chrome handle, knocker and letterbox into the entrance hallway.

Entrance Hallway

This wide and welcoming entrance to the home has a high ceiling with light fitting and stairs on the right up to the first floor. A large frosted full-height window to the right of the front door brings lots of natural light into this space. There is plenty of room for coats and footwear and an open storage space under the stairs.

The hallway has oak-effect vinyl flooring, a radiator with shelf above, a part-glazed door into the living room and an open entrance to the kitchen.

Living Room

12'9" x 12'3" (3.9 x 3.75)

This well proportioned room has - like all rooms - skirting boards and ceiling coving, befitting of the era that the home was built. The marble fireplace with hearth and surround has a gas supply which can be reinstated, but currently houses an electric fire. The wide south-facing window brings lots of natural light in. This elegant room has oak-effect vinyl flooring, a ceiling light fitting and radiator.

Kitchen

11'5" x 9'2" (3.5 x 2.8)

The wide dual aspect kitchen has a large pantry on the right with a window and ceiling light fitting. Beyond is a long worktop where the stainless steel sink and drainer with chrome mixer tap sits beneath a wide west-facing window. There are cabinets underneath and space and plumbing for a dishwasher.

Opposite is another worktop with integral Indesit four-ring electric hob with gas oven below and brushed chrome extractor fan above. There are subway brick-style splashbacks and more cabinets below. To the left, past the entrance to the dining room, is space for a fridge-freezer and additional storage.

The room has oak-effect vinyl flooring, a radiator, recessed ceiling spotlights and a timber door with stained glass panels leading to the utility room and WC. A tall north-facing window has views through to the rear garden.

Dining Room

11'5" x 10'0" (3.5 x 3.05)

Bifold fully-glazed doors open up to the splendid rear garden and open countryside beyond. This very light room has oak-effect vinyl flooring and a distinctive modern light fitting. There is a radiator and plenty of space for a six-seater dining table, plus additional seating. It is a great place for friends and family to gather, being between the kitchen and rear garden.

Utility Room

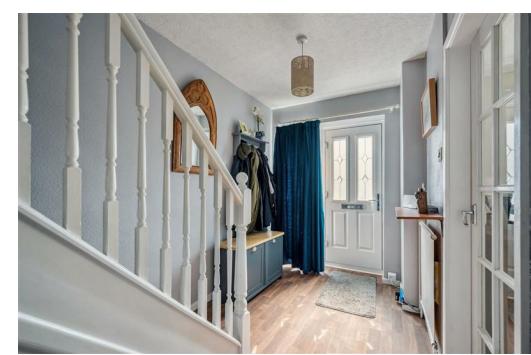
5'10" x 3'5" (1.8 x 1.05)

Doubling as a rear porch entrance, this room has a worktop on the right with space and plumbing below for a washing machine. There is a Baxi boiler above, oak-effect vinyl flooring, a stripped pine door to the WC and a half-glazed uPVC door to the rear garden.

Ground Floor WC

5'10" x 2'9" (1.8 x 0.85)

This room has a ceramic WC with integral flush, ceramic pedestal sink with chrome taps, a wall light, radiator and frosted double-glazed window.



Stairs to first floor landing

Carpeted stairs from the entrance hallway with a banister on the left lead up to the large galleried landing. At the landing is a wide window and high ceiling, so it feels very light and spacious. The full-height fitted cupboard has three doors with lots of shelving. The area also has a ceiling light fitting, radiator and loft hatch with pull-down ladder to the loft room above. Matching white panelled doors lead into the bathroom and three bedrooms.

Bathroom

9'2" x 5'6" (2.8 x 1.7)

This spacious room has two wide frosted double-glazed windows and contemporary tile-effect vinyl flooring. On the right is a large jellybean-shaped bath with central mixer tap, meaning that you can stretch out fully in the bath. There is a mains-fed shower over and subway tiled surround.

The room also includes a large ceramic pedestal sink with chrome mixer tap, ceramic WC with integral flush, a curved chrome vertical heated towel rail, recessed ceiling spotlights and an extractor fan.

Bedroom One

12'9" x 12'3" (3.9 x 3.75)

This large double bedroom has a wide south-facing window. Because this home occupies an elevated position and there is a wide gap between the houses opposite (across a wide road), this room feels very light and airy. There is lots of room for a bed and furniture, a radiator and ceiling light fitting in this carpeted room.

Bedroom Two

11'5" x 10'0" (3.5 x 3.05)

The huge almost full-width window has views over the rear garden to the open fields immediately beyond. This spacious double room is carpeted and has a radiator and ceiling light fitting.

Bedroom Three

7'11" x 6'6" (2.42 x 2)

This single bedroom would also make a great home office or nursery. It is carpeted and has a large south-facing window, radiator and ceiling light fitting.

Loft Room

12'8" x 10'6" (3.87 x 3.22)

A sturdy pull-down ladder leads to this useful and versatile room. With two Velux windows, this carpeted room has two large ceiling light fittings, a radiator and plenty of eaves storage. It is a very useful room, suitable for a variety of uses.

Rear Garden

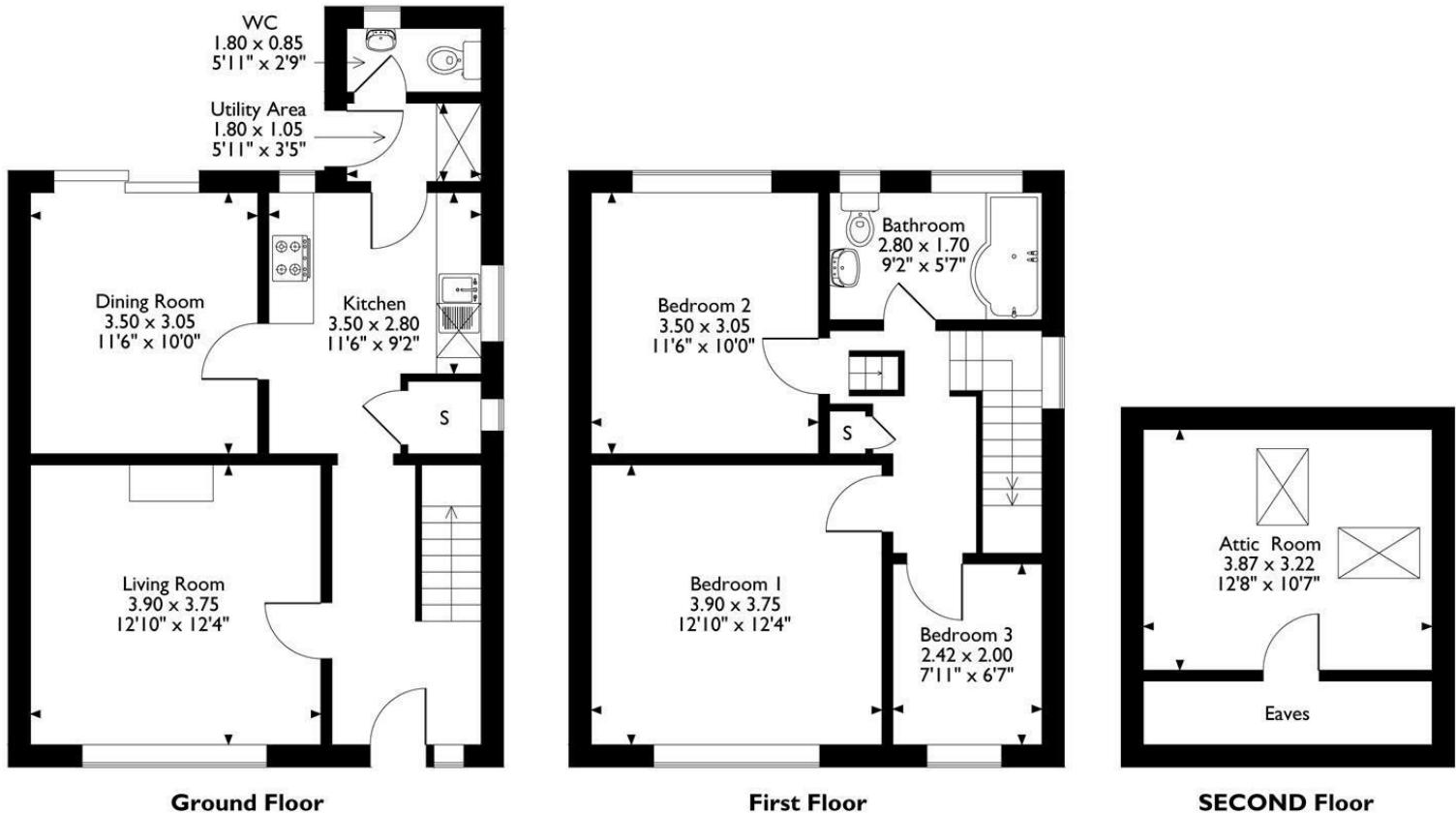
We adore this garden! Accessed via the bifold doors from the dining room or from the utility room or side gate, you alight onto a paved patio area with pergola above. This is sheltered from the sun for much of the day. A long neat rectangular lawn stretches out ahead of you, with an extensive planted border on the left. The raised flower bed at the end has a bright yellow flowering Easter tree and redflower currant tree.

On the right is a large raised patio area which gets the sun for most of the day through to sunset - it's the perfect spot for dining and relaxing. On this side is also a timber shed, additional huge modern shed and large summer house. There are more raised flower beds too.

Verdant holly and hawthorn bushes form the end boundary, with timber fences on each side. It's a lovely tranquil space in which to potter, relax and dine with friends and family.



34 Strettea Lane
Approximate Gross Internal Area
106 Sq M / 1141 Sq Ft



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.



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		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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