



£289,950

Alfreton Road, Westhouses DE55 5AH

| 5 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Family Home With Potential
- Easily commutable to Alfreton
- Investment Opportunity
- Perfect For Access to A38 & M1
- Five Double Bedrooms
- Off Street Parking For Up To 12 Vehicles
- Three Garages/Workshop Areas
- Viewing Absolutely Essential!
- Structurally Detached property

## Property Description

Derbyshire Properties are pleased to present this five bedroom property offering spacious and versatile living accommodation throughout. This residential property offers huge potential and we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this five bedroom property offering spacious and versatile living accommodation throughout. This residential property offers huge potential and we recommend an early internal inspection to avoid disappointment.

Internally, the property features sizeable underfloor cellar space whilst the ground floor comprises; Entrance Hall, two Garages/Workshops and original shop front which is an impressive space that may be used or converted into a variety of living spaces. To the first floor there is a Dining Area, Kitchen, family Bathroom, Lounge and two double Bedrooms whilst the second floor benefits from a further three double Bedrooms.

Externally, the property benefits from a wealth of off street parking for up to twelve vehicles in total. Rear yard features driveway, artificially turfed space and further patio seating area alongside detached garage which is fitted with light, power and dual electric roller doors. All garage doors and gates are electronically controlled meaning all garages/workshops are safe and secure.

Cellar

Ground Floor

Former Shop Area

7.1m x 6.88m (23' 4" x 22' 7") UPVc double glazed central entrance door with UPVc double glazed windows to either side, suspended ceiling with LED lighting and wall mounted radiator.

Entrance Hall

6.66m x 3.58m (21' 10" x 11' 9") Accessed via UPVC double glazed door to side elevation with tiled flooring throughout, access to the cellar, stairs rising to first floor and doorways to;

Garage One

6.52m x 3.56m (21'5" x 11'8"), With an electric remote controlled roller shutter door.

Garage Two

6.32m x 4.55m (20'9" x 14'11"), Pedestrian door to the outside, UPVC double glazed windows and electric remote controlled roller shutter door.

First Floor

#### Dining Area/Landing

6.66m x 3.57m (21' 10" x 11' 9") Fabulous family area with double glazed window to side elevation, wood effect flooring, wall mounted radiator and doorways to;

#### Kitchen

3.56m x 3.45m (11' 8" x 11' 4") Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Gas oven, gas hob with accompanying extractor hood and inset one and a half bowl sink. Tiled splashback covers the work surface whilst wood effect flooring runs throughout. Double glazed window features to rear elevation.

#### Bathroom

3.50m x 2.92m (11' 6" x 9' 7") A spacious area with a tiled three piece suite including; Bath with shower attachment, pedestal handwash basin and low level WC. Obscured double glazed windows feature to side and rear elevation whilst wall mounted radiator and wood effect flooring complete the space.

#### Living Room

6.89m x 3.42m (22' 7" x 11' 3") With double glazed windows to front and side elevation, wall mounted radiator and carpeted flooring. The centre piece of the room is decorative fireplace on raised hearth.

#### Bedroom One

3.55m x 3.38m (11' 8" x 11' 1") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Two

3.32m x 3.22m (10' 11" x 10' 7") With wall mounted radiator and carpeted flooring.

#### Second Floor

##### Bedroom Three

5.36m x 3.65m (17' 7" x 12' 0") With double glazed Velux window to front elevation, double glazed window to side elevation, wall mounted radiator and wood effect flooring throughout.

##### Bedroom Four

3.48m x 3.39m (11' 5" x 11' 1") With double glazed Velux window to front elevation, wall mounted radiator and carpeted flooring throughout.

##### Bedroom Five

3.36m x 3.64m (11' 0" x 11' 11") With double glazed Velux window to rear elevation, wall mounted radiator and carpeted flooring throughout.

#### Outside

Externally, the property benefits from a wealth of off street parking for up to twelve vehicles in total. Rear yard features driveway, artificially turfed space and further patio seating area alongside detached garage which is fitted with light, power and dual electric roller doors. All garage doors and gates are electronically controlled meaning all garages/workshops are safe and secure.

#### Council Tax

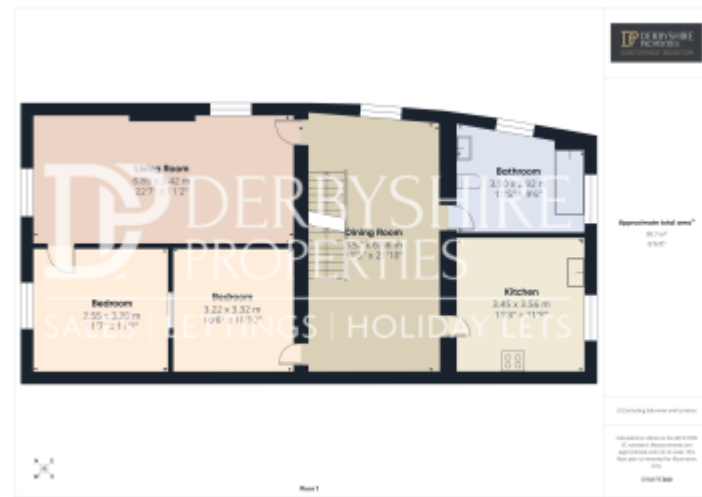
We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers

make their own enquiries with the local authority.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

82 This is how energy efficient the building is

E 101-125

F 126-150

G Over 150

Less energy efficient

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