



£425,000

Hilcote Lane, Alfreton DE55 5HS

Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Detached Stone Built Property
- Corner Plot Position
- Driveway Parking For Multiple Vehicles
- Detached Garage
- Newly Fitted Kitchen & Bathroom
- Three Double Bedrooms
- Four Piece Family Bathroom
- Perfect For Access to A38 & M1
- Wonderful Family Home

Property Description

Derbyshire Properties are delighted to present this stunning detached stone property on prominent corner plot in the peaceful village of Hilcote. Perfectly situated for access to A38 and M1 road links, we recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the home offers wonderful open plan living and briefly comprises; Entrance Hall, WC, Dining Kitchen, Utility Room & Lounge to the ground floor with three double Bedrooms and a newly fitted four piece Bathroom to the first floor.

Externally, the home benefits from prominent corner plot position with stone wall surround and dual gated access. The main driveway is fit to house several vehicles whilst the side drive can house a further vehicle and also provides access to detached garage. Stone arch with steel gate opens to rear garden where composite decked space forms the ideal area to host or relax. The entire plot benefits from CCTV throughout making it ideal for those with pets and young children.

Council Tax

We understand that the property currently falls within council tax band D, 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 Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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