



£299,995

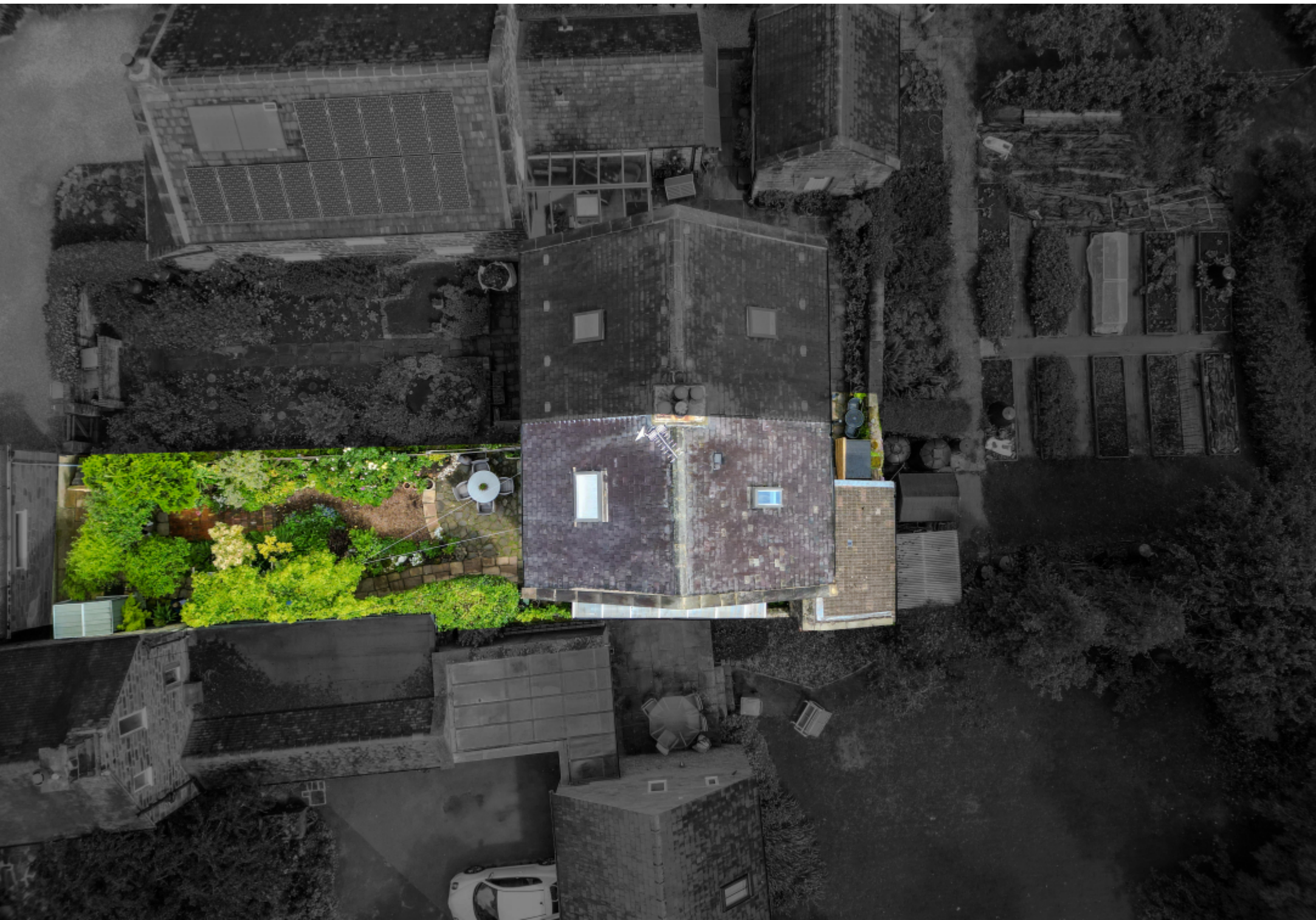
Chapel Yard, Alfreton DE55 6EH

Cottage | 3 Bedrooms | 2 Bathrooms

01773 832355

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Step Inside

Key Features

- Stunning Cottage
- Highly Regarded Village Of Higham
- Countryside Location
- Three Double Bedrooms
- A Wonderful Combination Of Tradition & Modernity
- Ideal For Access to A38 & M1
- Lovingly Upgraded Throughout
- WHAT3WORDS - [///woodstove.whistling.universe](http://woodstove.whistling.universe)

Property Description

Derbyshire Properties are delighted to present this stunning three bedroom cottage in the highly regarded village of Higham. The home is immaculately presented throughout offering a seamless combination of tradition and modernity. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to present this stunning three bedroom cottage in the highly regarded village of Higham. The home is immaculately presented throughout offering a seamless combination of tradition and modernity. We recommend an early internal inspection to avoid disappointment.

Internally, the home has been meticulously upgraded by its current owner and briefly comprises; Lounge, Dining Kitchen, Utility Area & Shower Room to the ground floor, two double Bedrooms on the first floor with further main Bedroom and En Suite situated to the second floor.

Externally, the property benefits from a wonderfully private front garden with patio seating area forming the ideal space to host or relax. The garden features a wealth of plants and mature shrubbery throughout which further contribute to its privacy. The cottage also benefits from outdoor storage to the side elevation whilst there is further room for freestanding shed. To the rear of the property, there is a small courtyard seating area.

Living Room

Accessed via entrance door to front elevation with double glazed window to front, wall mounted radiator and karndean flooring throughout. The centre piece of this cosy lounge is stunning inglenook fireplace housing multi fuel stove set on raised hearth in exposed brick surround. Twin fitted units provide valuable storage and display space generating a stunning feature wall.

Dining Kitchen

Featuring a matte range of base cupboards and eye level units with complimentary 'Butcher block' worktops over and a range of integrated appliances including; Fan oven, gas hob and fitted dishwasher. Inset Belfast style sink with drainer unit sits beneath double glazed window to rear whilst engineered oak flooring runs throughout. Fitted pantry provides a wealth of useful storage capacity.

Utility Area/Rear Hall

With a rear entrance door, engineered oak floor, plumbing and space for an automatic washing machine. gas central heating radiator loft hatch access, ceiling light and useful built in storage cupboard. Access to;

Shower Room

A tiled three piece suite including; Shower cubicle, wall mounted handwash basin and low level WC. Double glazed window with original stone lintel over and ceiling fitted extractor unit completes the space.

First Floor

Landing

Bedroom Two

Enjoying a dual aspect with double glazed windows to front and side elevation allowing for a wealth of natural light. Carpeted flooring, wall mounted radiator, fitted wardrobes and decorative panelling to the walls all feature whilst stone fireplace forms the centre piece of the room.

Bedroom Three

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Stairway leading to bedroom one.

Second Floor

Bedroom One

With double glazed window to side elevation offering stunning countryside views, double glazed Velux window to front elevation, two wall mounted radiators and carpeted flooring. Access to En Suite.

Bathroom

A stylish three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Herringbone flooring runs throughout whilst Velux window to rear, ceiling fitted extractor unit and wall mounted heated towel rail completes the space.

Outside

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Council Tax

We understand that the property currently falls within council tax band C, with North East Derbyshire 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		85
(69-80) C		
(55-68) D	54	
(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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