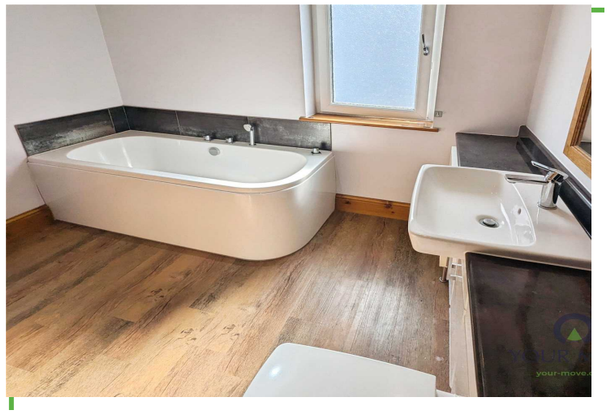
















Alfreton Road, Newton, Alfreton,
Derbyshire, DE55

Asking Price: £310,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Alfreton Road, Newton, Alfreton, Derbyshire, DE55

Asking Price: £310,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: E
Local Authority: derbyshire county council

Other important information which you will need to know about this property can be found at your-move.co.uk

Your Move are pleased to bring to the market this deceptively spacious detached family home offered with No Upward Chain. Well placed for easy access to the M1 whilst enjoying close proximity to countryside.

Description
For sale: a three-bedroom detached house in the popular village of Newton, Alfreton, offered with no upward chain. This traditional family home provides generous ground-floor living space with four reception rooms, giving excellent flexibility for a lounge, dining room, home office and playroom or snug.

The main receptions are well proportioned with large windows and radiators, providing good natural light and pleasant views over the surrounding area. Original-style features such as the fireplace surrounds and timber skirtings add character, while the neutral décor and unfurnished condition make it easy to put your own stamp on the property.

The fitted kitchen offers ample worktop and storage space with integrated oven and hob, tiled flooring and a rear outlook to the garden. There are two bathrooms, including a modern suite with contemporary bath, basin and WC, plus separate shower enclosure and heated towel rail. Some areas require attention, including noted damp issues, making this an appealing opportunity for buyers looking to improve and add value.

Outside, a lawned rear garden with pathway and established planting provides a pleasant outdoor space for families or keen gardeners.

Newton is well placed for access to Alfreton, Sutton-in-Ashfield and the wider Derbyshire area. Alfreton railway station offers services towards Nottingham and Leeds, with Nottingham reachable in around 30–35 minutes by train. The A38 and M1 are within easy driving distance, opening up routes to Derby, Mansfield and Sheffield. Local amenities, schools, parks and village facilities are all accessible within a short drive, making this a convenient location for commuters and families alike.

Entrance Hall

Lounge
11' x 13' (3.35m x 3.96m)
Having a upvc window to the front & feature fireplace.

Dining Room
11' x 12'11" (3.35m x 3.94m)
Having a upvc window to the front & side & feature open grated fireplace.

Kitchen
8'11" x 10' (2.72m x 3.05m)
Having a modern range of wall & base units , a ceramic hob & electric oven below with Neff extractor over, spaces for further appliances, a upvc window to the rear & walk in pantry.

Breakfast Room
8' x 7' (2.44m x 2.13m)
A welcoming room with tiled flooring & opens directly to the conservatory seamlessly .

Conservatory
10' x 10' (3.05m x 3.05m)
with upvc French doors & windows overlooking the rear garden & tiled flooring.

Wet Room W.C.
Offering a walk in shower, low flush W.C, wash hand basin, tiled flooring & panelled walls.

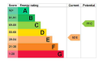
First Floor Landing

Bedroom 1
11' x 13' (3.35m x 3.96m)
A good sized double bedroom with a upvc window to the front & cast iron fireplace & a handy storage cupboard.

Bedroom 2
11' x 13' (3.35m x 3.96m)
Another good sized double room with a upvc window to the front & cast iron fireplace.

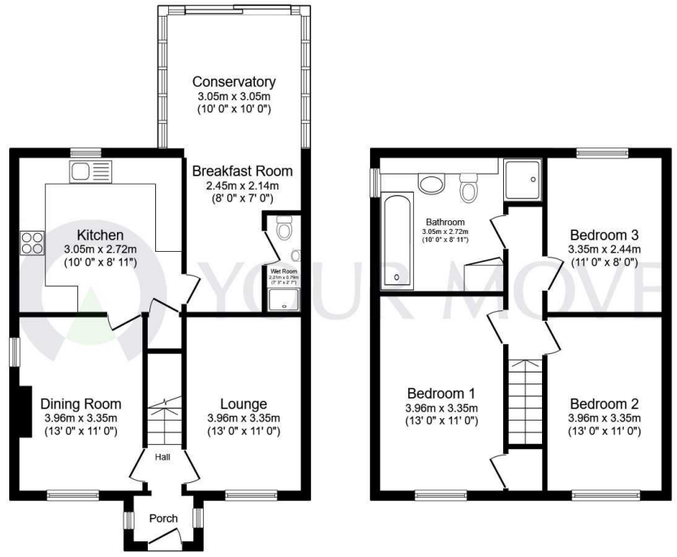
Bathroom
10' x 8'11" (3.05m x 2.72m)
A four piece suite comprising of a shower cubical, panelled bath, a vanity unit with inset sink & floating W.C. A upvc window to the side & cupboard housing the Vaillant gas boiler.

Bedroom 3
8' x 11' (2.44m x 3.35m)
A good sized third bedroom with a upvc window to the rear elevation.



For full EPC please contact the branch.

Gardens
Established gardens to the rear with an array of plants & foliage, a patio area & gated access to the rear leading to a further garden & garage



Total floor area: 108.9 sq.m. (1,172 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.