



New Street
Newton Alfreton



New Street Newton Alfreton DE55 5TH

for sale
£300,000



Property Description

Burchell Edwards are thrilled to present to the market this immaculate, detached dormer style property which you will find located in the popular village of Newton. The accommodation briefly comprises of an entrance hallway, cloakroom, lounge, dining room, conservatory, kitchen and utility room to the ground floor. There is also a ground floor bedroom making the accommodation versatile for anyone looking to purchase. On the first floor there are two bedrooms and shower room. Externally the property boasts a generous plot and offers ample off road parking, outdoor storage shed and two further useful sheds. To the rear of the property, you will find a good sized rear garden with good sized patio seating area, perfect for outdoor entertaining as well as a lawn with mature borders, shrubs and trees. For any more information and to arrange your viewing, please contact Burchell Edwards Ripley today!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Having entrance door to the front elevation and door leading into the hallway.

Entrance Hallway

Having laminate flooring, storage cupboard and doors off to:-

Lounge

Having carpet flooring, a radiator, bay window to the front and window to the side elevation, log burner, coving to the ceiling and ceiling light.

Kitchen

12' 6" x 8' 11" (3.81m x 2.72m)

Having a ceiling light, tiled flooring, window to the rear elevation, splashbacks, electric hob and electric oven, wall and base units with integrated sink, coving to the ceiling and a radiator.

Utility Room

4' 9" x 4' 5" (1.45m x 1.35m)

Having tiled flooring, windows to the side elevation and ceiling light.

Second Utility Room

.4' 10" x 3' 9" (1.47m x 1.14m)

Having tiled flooring, windows to the side elevation and ceiling light.

Dining Room

12' 9" Max x 8' 11" Max into stairs (3.89m Max x 2.72m Max into stairs)

Having patio doors leading into the conservatory, laminate flooring, a radiator and stair off leading to the first floor, ceiling lights and coving to the ceiling.

Conservatory

8' 10" x 8' 7" (2.69m x 2.62m)

Having an air conditioning unit, laminate flooring, a radiator and ceiling light.

Bathroom

Having quartz tiled flooring, low level W.C, wash hand basin, storage unit, heated towel rail, storage cupboard, tiled walls, bath with shower over and window to the rear elevation.

Bedroom One

10' 6" x 12' 4" (3.20m x 3.76m)

Having carpet flooring, coving to the ceiling, window to the front elevation and ceiling light.

Landing

Having carpet flooring, storage cupboard, a radiator and spot lights.

Bedroom Two

12' 5" x 10' 9" (3.78m x 3.28m)

Having velux window to the rear elevation, eaves storage, laminate flooring, a radiator and ceiling light.

Bedroom Three

10' 10" x 6' 3" (3.30m x 1.91m)

Having velux window to the rear elevation, ceiling light, laminate flooring, storage cupboard and a radiator.

Shower Room

Having quartz tiled flooring, partly tiled walls, heated towel rail, velux window, shower cubicle, low level W.C and wash hand basin.

Outside

Externally the property boasts a generous plot and offers ample off road parking, outdoor storage shed and two further useful sheds. To the rear of the property, you will find a good sized rear garden with good sized patio seating area, perfect for outdoor entertaining as well as a lawn with mature borders, shrubs and trees.

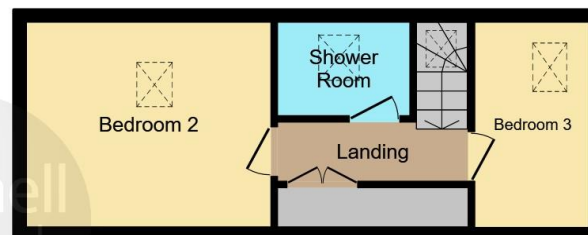








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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4 Grosvenor Road
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/RIP205823



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: RIP205823 - 0010