



Offers In The Region Of £500,000 Freehold

8 ALFRETON ROAD | NEWTON | ALFRETON | DE55 5TP

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ESTATE AGENTS

ONE OF A KIND!

Nestled on the historic Alfreton Road in Newton, this splendid detached house, built in 1640, offers a unique blend of period charm and modern convenience. With five spacious bedrooms and three well-appointed bathrooms, this property is perfect for families seeking both comfort and style. Let me show you around...

As you enter the ground floor, you are greeted by a versatile study room. The first reception room boasts a traditional fireplace, creating a warm and welcoming atmosphere, ideal for cosy evenings with family or entertaining guests. The second reception room, bathed in natural light, provides a versatile space that can be used as a formal dining area or a relaxing lounge, depending on your needs. Next you will find an open plan kitchen/diner which is fully equipped to suit your needs! From here you will find a rear cloakroom, utility and downstairs bathroom.

Moving up to the first floor, you will find two generously sized bedrooms, each offering a peaceful retreat. There is also a room which the current owners have as an office but could make a sixth bedroom if needed. The master bedroom features an en-suite bathroom and built in wardrobes for added convenience. There is also a family bathroom located just off the landing.

The second floor hosts an additional three bedrooms, all offering a great canvas to make your own.

Outside, the house is set within a charming garden, providing a delightful space for outdoor activities or simply enjoying the fresh air. The historic character of the property is complemented by its modern amenities, making it a truly exceptional home.

This home is without a doubt an ideal choice for those seeking a spacious family home in a picturesque setting.

Call now to arrange your viewing!





Porch

Convenient entrance porch leading straight into the study.

Study 9'10" x 14'7"

This study offers a quiet and comfortable working space, carpeted and with white walls. Positioned under exposed beams with a window allows natural light to brighten the room.

Living Room 1 16'4" x 19'8"

A charming living room with characterful exposed beams and a stone fireplace, creating a warm focal point. The room offers ample seating space alongside a large window overlooking the garden that fills the room with natural light.

Living Room 2 13'6" x 18'11"

A second living room is generously proportioned, featuring exposed beams and carpeted flooring. It provides a comfy space illuminated by natural light from multiple windows.

Kitchen 7'8" x 17'8"

The kitchen is well-appointed with a range of wooden cabinets and granite-effect work surfaces. A large window floods the room with natural light, while tiled flooring and integrated appliances complete the practical cooking space. There is ample room for a dining table, creating a welcoming family hub.

Hall 7'10" x 7'8"

This rear hall area offers a bright and welcoming space with tiled flooring, dual aspect windows and an external door to the side. Further access through to the utility.

Utility 6'11" x 7'10"

A spacious utility room features fitted cupboards and a work surface with a tiled floor beneath. It is brightened by a window, with wall hooks and storage space making it a practical area for household chores. Further access through to a convenient downstairs bathroom.

Downstairs Bathroom 7'10" x 13'6"

Convenient downstairs shower room including a hand wash basin, shower and a separate WC. Window to the side.

Dining Room 9'10" x 14'7"

This dining room is cosy and inviting, featuring exposed wood beams, green-painted walls adding warmth, and a large window which allows plenty of natural light to fill the space. The room is conveniently connected to the kitchen.

Landing to first floor

Landing areas are bright and carpeted, with windows allowing natural light. They provide access to bedrooms and bathrooms across the upper floors.

Bedroom 1 13'5" x 15'11"

Charming room with exposed beams and a neutral carpet. Fitted wardrobes, a window to the front and access to a private en suite.

En Suite 5'8" x 7'10"

Complete with a three piece suite, including a hand wash basin, low flush WC and a bath.



Bed 2 13'5" x 15'6"

Well-sized space with exposed beams, central heating and a large window that brightens the room.

Bed 3 13'5" x 15'3"

Offers a bright, airy feel with carpeted floors and exposed beams overhead. The room's size is generous, with a window to the outside and neutral walls.

Bathroom 5'8" x 11'7"

Family bathroom with a hand wash basin, low flush WC and a bath.

Landing to second floor

Window to the side and access to three additional bedrooms and a large walk in storage cupboard.

Bed 4 13'7" x 15'3"

Spacious room with neutral carpet and exposed beams running across the ceiling. A window allows plenty of daylight to enter, enhancing the room's welcoming atmosphere.

Bed 5 13'7" x 15'7"

Features neutral carpets and exposed ceiling beams, with a large window providing natural light. This room is ideal for comfortable rest or flexible use.

Office/Bed 6 13'7" x 15'11"

Well-sized room with carpeted flooring and exposed wood beams. Two windows add light and a pleasant view from the upper level.

Basement 13'6" x 14'7"

The basement is a substantial space with concrete flooring and exposed ceiling insulation.

Garage 19'4" x 20'0"

Double garage with space for multiple vehicles or storage. The exterior features a painted finish with two large blue doors, providing accessible and secure parking.

Front Exterior

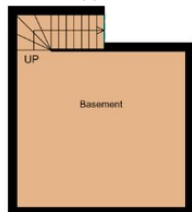
The front exterior features a gated entrance with a private driveway leading to the garage/driveway. The property itself is a charming, large detached house with multiple windows and a cream exterior set amidst mature trees and greenery.

Rear Garden

The rear garden is extensive and beautifully maintained, featuring mature trees and bushes that provide privacy and a peaceful setting. There are areas of lawn alongside paved patios and garden beds, perfect for outdoor enjoyment and relaxation.



Basement
25 Sq.m/ 265.04 Sq.ft
Approx



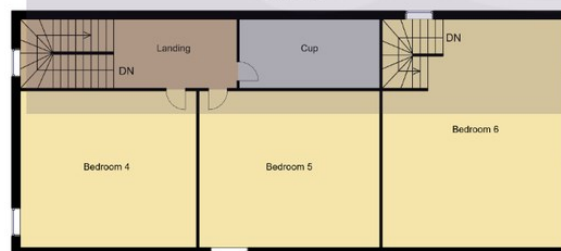
Ground Floor
145 Sq.m/ 1555.60 Sq.ft
Approx



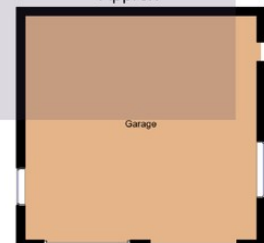
First Floor
96 Sq.m/ 1029.51 Sq.ft
Approx



Second Floor
95 Sq.m/ 1027.52 Sq.ft
Approx



41 Sq.m/ 446.31 Sq.ft
Approx



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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