



£375,000 Freehold

16 THURGATON WAY | NEWTON | ALFRETON | DE55 5TA

**BuckleyBrown**  
ESTATE AGENTS



**THE ONE FOR YOU!...** Located on a corner plot in the popular village of Newton, near Alfreton, this four-bedroom family home enjoys a peaceful residential setting while still offering convenient access to local amenities, schools, and transport links. The area is known for its friendly community feel, with picturesque Derbyshire countryside close by and easy road connections to Alfreton, Chesterfield, and the M1.

Downstairs, the property features a welcoming entrance hallway leading to a spacious lounge with a feature fireplace and plenty of natural light. A modern open-plan kitchen-diner provides an ideal hub for family life, offering ample storage and essential integrated appliances. Completing the ground floor is a separate utility room, and a practical downstairs WC.

Upstairs, the home offers four well-proportioned bedrooms, including a generous master bedroom with its own en-suite shower room. The remaining bedrooms are ideal for children, guests, or workspace, and all are served by a contemporary family bathroom fitted with a bath, overhead shower, and stylish tiling.

Outside, the property benefits from a private rear garden, mainly laid to lawn with a patio seating area ideal for outdoor dining and entertaining. To the front, there is a neatly maintained garden area along with a private driveway parking for multiple vehicles and access to a double garage. The plot offers both privacy and practicality, making it perfectly suited for family living.

Call now to make this your forever family home!





#### Hall

Entrance hall with a storage cupboard and further access into;

#### Living Room 10'8" x 20'11"

Carpeted flooring, central heating radiator, feature fireplace, window to the front, bay window to the side and patio doors opening to the rear elevation.

#### Kitchen/Dining Room 11'2" x 20'11"

Complete with a range of gloss cabinets, inset sink with drainer, integrated appliances and dual aspect windows to the front and rear. Ample space for additional dining furnishings. Additional access to a handy utility room.

#### Utility 6'2" x 5'8"

Fitted cabinets, worktops over, inset sink

and further space and plumbing for a washing machine/tumble dryer. External door giving access to the rear garden.

#### WC 3'0" x 5'10"

Fitted with new vinyl flooring, a low flush WC and a hand wash basin.

#### Landing

Central landing with further access into;

#### Bedroom One 11'5" x 11'5"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the rear.

#### En Suite 6'1" x 5'11"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the rear and new vinyl flooring.

#### Bedroom Two 12'9" x 11'5"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the side.

#### Bedroom Three 11'5" x 9'3"

Carpeted flooring, central heating radiator and a window to the front.

#### Bedroom Four 10'0" x 9'3"

Carpeted flooring, central heating radiator and a window to the front.

#### Bathroom 7'1" x 5'9"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower and shower screen. Window to the front elevation and new vinyl flooring.

#### Garage 18'4" x 18'11"

Double garage accessible from the rear by an electric door. Window and an external door to the rear elevation.

#### Outside

Enclosed south facing rear garden with a well maintained lawn, patio seating area, decorative planters and brink/fence surrounding. Shared access to a private brick paved driveway leading to the garage allowing for secure off road parking. Benefits from an alarm system.



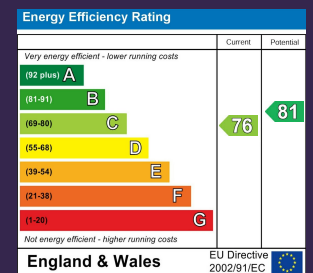




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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