



New Street
Newton Alfreton



Property Description

Hall and Benson are delighted to offer for sale this well presented, detached dormer style property that is located in the popular village of Newton. The accommodation briefly comprises; Porch, 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. To the first floor there are two bedrooms and shower room. Externally the property is situated on a generous plot and offers ample off road parking, outdoor storage shed and two further useful sheds. To the rear of the property there is a good sized rear garden with patio seating area, perfect for outdoor entertaining as well as a lawn with mature borders, shrubs and trees. Viewing essential.

Entrance Porch

With entrance door to the front elevation and door leading into the;

Hallway

Having laminate flooring, storage cupboard and doors leading to;

Lounge

With bay window to the front and window to the side elevation, feature log burner, gas central heating radiator, coving to the ceiling, carpet flooring and ceiling light.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over incorporating a sink drainer unit. There is an electric hob and electric oven. Window to the rear elevation and tiled flooring. Ceiling coving, ceiling light and recessed spot lights.

Utility Room

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

Second Utility

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

Dining Room

Having patio doors leading into the conservatory, laminate flooring, gas central heating radiator, ceiling lights, ceiling coving and stairs off to first floor.

Conservatory

With doors leading to the rear garden, laminate flooring, gas central heating radiator and ceiling light.

Bathroom

Three piece suite comprising of low level W/C , wash hand basin and bath with shower over. With window to the rear elevation, quartz tiled flooring, storage unit, heated towel rail and tiling to the walls.

Bedroom One

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

Landing

Having carpet flooring, storage cupboard, gas central heating radiator and spot lights.

Bedroom Two

Having velux window to the rear elevation, eaves storage, laminate flooring, gas central heating radiator and ceiling light, eaves storage and built in wardrobes.

Bedroom Three

Having velux window to the rear elevation, ceiling light, laminate flooring, double wardrobes storage cupboard and gas central heating radiator and eaves storage.

Shower Room

Three piece suite comprising of shower cubicle, low level W.C and wash hand basin. With velux window. quartz tiled flooring, part tiled walls and heated towel rail.

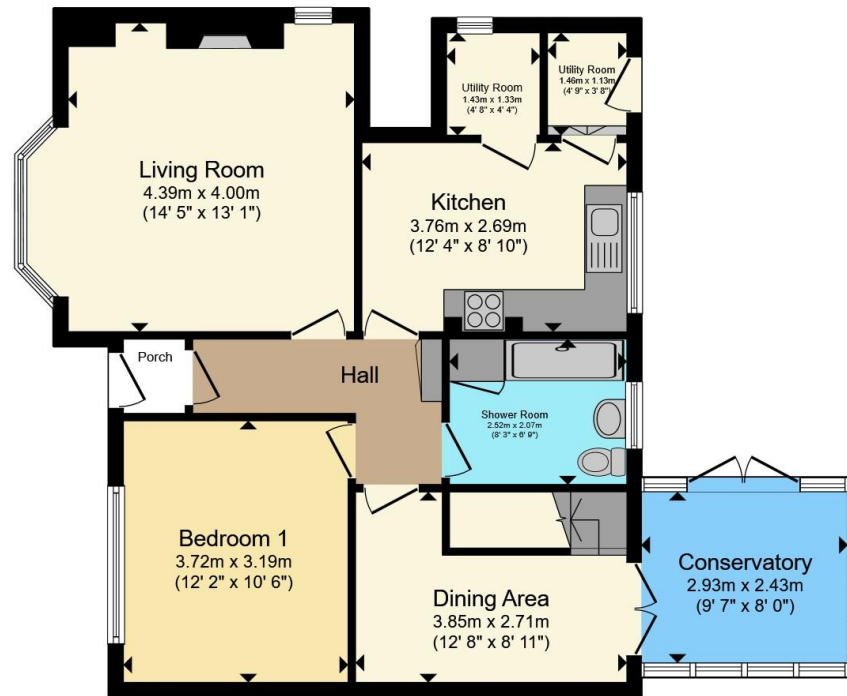
Outside

Externally the property is situated on a generous plot, 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.

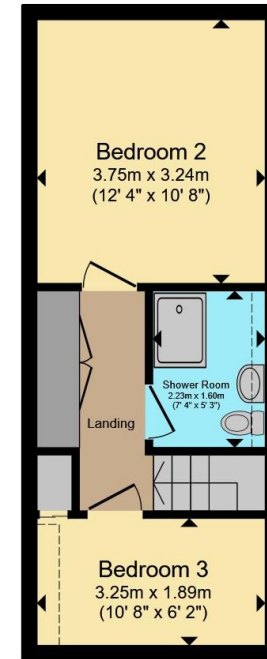








Ground Floor



First Floor

Total floor area 104.2 m² (1,121 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: C Council Tax
 Band: B

view this property online hallandbenson.co.uk/Property/ALF104528

Tenure: Freehold



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.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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