



**\*\*IDEAL FOR ACCESS TO M1 MOTORWAY\*\***

This two DOUBLE bedroom semi-detached property located on a popular residential estate in Alfreton is conveniently located for access to various local amenities and commuter routes to the M1 Jct 28.

The downstairs briefly comprises of two reception rooms and a modern open plan kitchen diner. To the first floor are two double bedrooms and a modern family bathroom with white suite and shower over bath. With a pleasant east facing garden and patio to the rear, there is on street parking to the front aspect, uPVC Double Glazing and Gas Central Heating.

**\*NEW DECOR\* NEW FLOORING\*NEW OVEN\***

**\*\*VIDEO VIEWING AVAILABLE - take a look around\*\***

PLEASE NOTE - the photos are from previous listing, updated marketing photos coming soon after refurbishment, viewings welcomed!

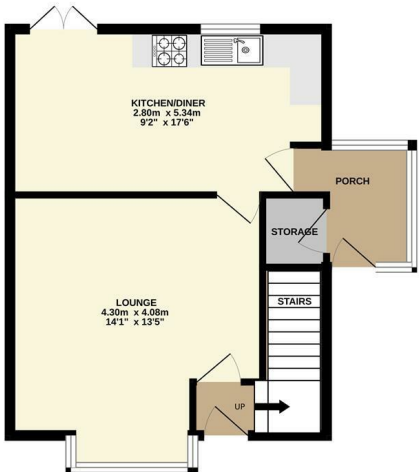
**\*\*If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information\*\***

- Two Double Bedrooms
- Shed and Greenhouse
- Neutral Decor and Grey Carpets To be Fitted
- Lounge with uPVC Bay Window
- Close to Local Amenities in Alfreton
- Pleasant East Facing Rear Garden / Patio
- Modern Bathroom with White Suite and shower over bath
- Open Plan Kitchen to Diner
- Gas Central Heating and uPVC Double Glazing - Council Tax Band A
- Great for Access to M1 Motorway Junct 28

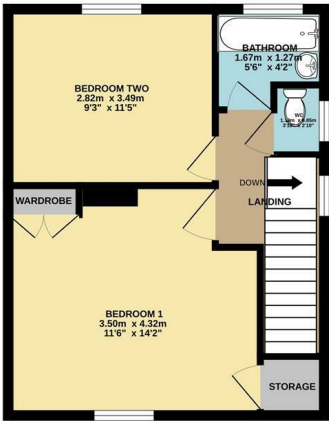




GROUND FLOOR  
40.8 sq.m. (439 sq.ft.) approx.



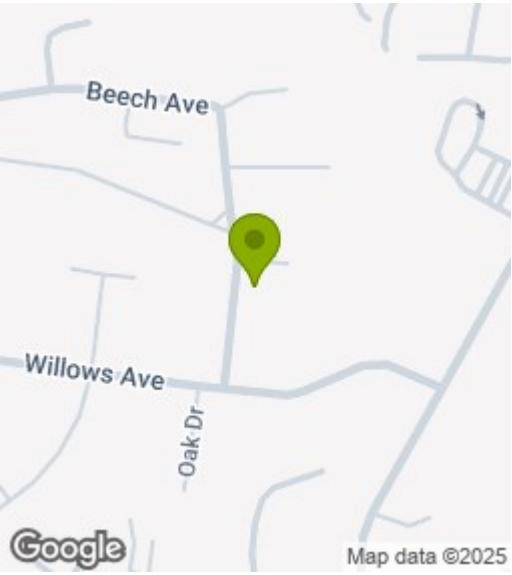
1ST FLOOR  
36.4 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 77.1 sq.m. (830 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	71	79
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	66	86
EU Directive 2002/91/EC		



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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.

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