

20 Alferton Road, Newton, Alferton, Derbyshire. DE55 5TP

£375,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

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PROPERTY DESCRIPTION

A Traditional Detached House located within the sought after village of Newton and well placed for all local amenities and easy connection to Alfreton Town Centre, A38 and M1.

Accommodation comprises Entrance Porch, Hallway, Dining Kitchen, Lounge, Dining Room/Sitting Room, Rear Porch and Cloakroom/WC. To the first floor there is a Landing with Four Bedrooms Off, En Suite to Bedroom One and a Bathroom and separate WC. The house benefits from UPVC Double glazing and gas central heating.

An 'In and Out' Drive provides easy parking/turning and there is a further drive and Garage to the side of the house, providing parking for several vehicles.

To the rear there is an extensive garden which is mature and mainly laid to lawn. Having outbuildings which provide excellent storage.

An internal inspection is highly recommended to appreciate this lovely Family Home.

FEATURES

- A Traditional Detached House With Character
- Entrance Porch And Hallway
- Fitted Dining Kitchen And Rear Porch
- Lounge And Extended Dining/Sitting Room
- Four Bedrooms (Master With En Suite)
- Bathroom And Separate WC
- Driveway For Several Cars And Garage
- Extensive Rear Garden And Outbuildings
- Easy Access to Alfreton, Ripley, A38 and M1
- No Chain/Vacant Possession



ROOM DESCRIPTIONS

Entrance Porch

With UPVC double glazed windows with frosted glass to the front

Entrance Hallway

Approached via a UPVC double glazed entrance door and having two UPVC double glazed windows to either side. A central heating radiator, large cupboard providing storage space and stairs lead off to the first floor

Lounge

19'0 x 11'9 (5.81m x 3.61m)

Having a UPVC double glazed window to the front and a UPVC double glazed window to the side. There are two central heating radiators, a feature tiled fireplace with tiled hearth housing a living flame gas fire and double doors provide access to the dining room.

Dining Room/Sitting Room

13'9 x 11'9 (4.22m x 3.60m)

Having a range of fitted hand built shelving, a central heating radiator and a UPVC double glazed window to the rear garden There is a door to the side which provides access to the garden.

Dining Kitchen

17'8 x 9'9 (5.41m x 2.99m)

Comprehensively fitted with a range of cream base cupboards, drawers, and eye level units with a complimentary roll top work surface over incorporating a stainless steel sink/drainage unit with mixer tap. Appliances include a Rangemaster dual fuel range cooker with double electric oven, grill, five ring gas hob and an extractor fan with light. There is space for fridge/ freezer, a tiled floor, a central heating radiator and UPVC double glazed windows to the front, side and rear. A UPVC double glazed door provides access to the rear porch.

Downstairs WC

Appointed with a low flush WC and having half tiling to the walls.

Rear Entrance Porch

Having a brick built base and UPVC double glazed windows with a door providing access to the garden.

First Floor

Landing

Having a UPVC double glazed window and access is provided to the roof space which has a pulldown ladder.

Bedroom One

17'9 x 8'6 (5.41m x 2.60m)

Having a UPVC double glazed window, central heating radiator and a wall mounted heated towel rail.

En-Suite

7'6 x 2'5 (2.29m x 0.76m)

Appointed with a three-piece white comprising a single shower cubicle with folding glass doors and shower over, a wall mounted wash hand basin and a low flush WC with full tiling to the walls. There is a wall mounted bathroom cabinet, inset spotlighting and extractor fan. Ensuite appointed with a three-piece white comprising a single shower cubicle with folding glass doors and shower over, a wall mounted wash hand basin and a low flush WC with full tiling to the walls. There is a wall mounted bathroom cabinet. Inset spotlighting and extractor fan.

Bedroom Two

13'9 x 11'9 (4.20m x 3.60m)

With a UPVC double glazed window and a central heating radiator

Bedroom Three

11'9 x 9'10 (3.60m x 3.00m)

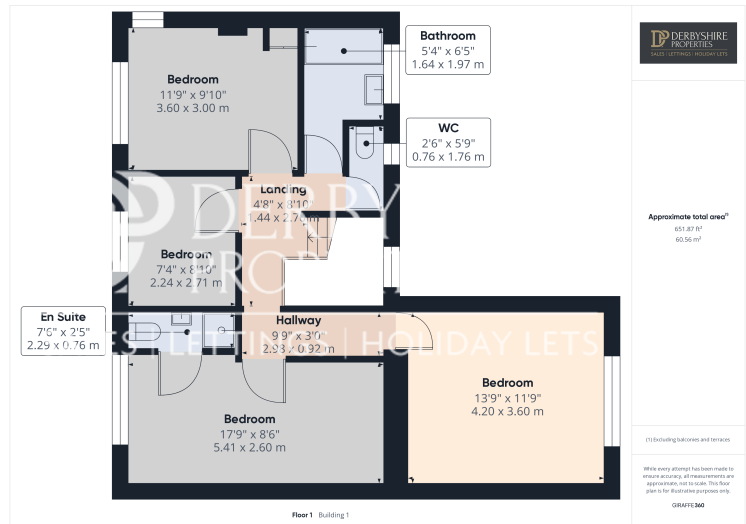
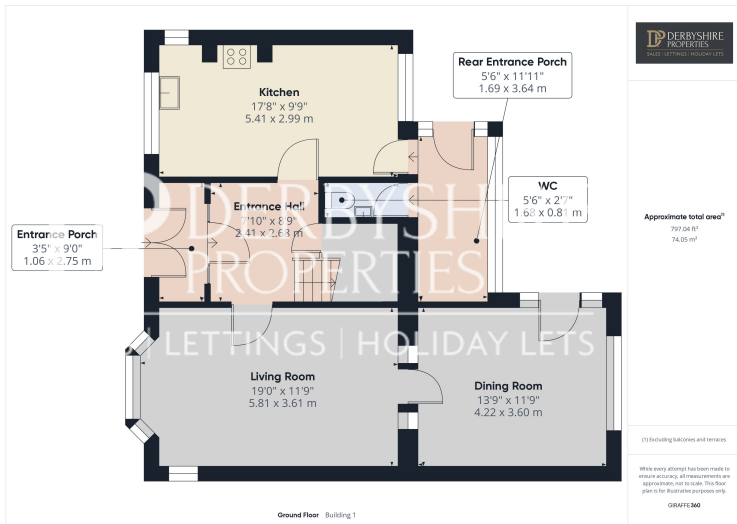
Having a UPVC double glazed window to the side and front elevation and a central heating radiator

Bedroom Four

8'10 x 7'4 (2.71m x 2.24m)



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	