

South Street, Newton.

£170,000 Freehold

FOR SALE



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PROPERTIES  
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PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this immaculately present two bedroom home in the much sought after village of Newton. The property is the perfect first home or downsize. We recommend an early internal inspection to avoid disappointment.

Internally, the property benefits from Entrance, WC and Kitchen with open plan Dining/Living Space to the ground floor as well as two double Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from driveway parking for multiple vehicles to the front elevation with gated access to rear. The rear enclosed garden is a fantastic space, mainly laid to lawn with impressive patio space ensuring the ideal area to host or relax. A combination of timber fencing and mature shrubbery secures the space.

## FEATURES

- Perfect First Home
- Village Location
- Perfect For Access to A38 & M1
- Rear Enclosed Garden And Patio
- Parking For Multiple Vehicles
- Open Plan Living
- Double Bedrooms
- Bi Fold doors to rear



## ROOM DESCRIPTIONS

### Entrance Hallway

### Downstairs WC

With low level WC, vanity handwash basin and obscured double glazed window to side elevation.

### Open Plan Living/Dining/Kitchen

33' 6" x 9' 2" (10.21m x 2.79m) A fantastic open plan space with double glazed bi fold doors opening to the rear enclosed garden, three wall mounted radiators and wood effect flooring throughout. The kitchen itself benefits from a range of base cupboards and eye level units with complimentary wood effect worktops over and integrated gas oven/gas hob with accompanying extractor hood. Inset one and a half bowl sink drainer unit is situated beneath further double glazed window to front elevation.

### First Floor

### Landing

Accessing both Bedrooms and the family Bathroom, this carpeted space also benefits from double glazed window to side elevation and access to Loft.

### Bedroom One

13' 2" x 10' 0" (4.01m x 3.05m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe with mirrored sliding doors provides valuable storage capacity.

### Bedroom Two

12' 7" x 12' 3" (3.84m x 3.73m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

7' 0" x 5' 9" (2.13m x 1.75m) Immaculate tiled three piece suite including; Shower cubicle, vanity handwash basin and low level WC.

### Outside

Externally, the property benefits from driveway parking for multiple vehicles to the front elevation with gated access to rear. The rear enclosed garden is a fantastic space, mainly laid to lawn with impressive patio space ensuring the ideal area to host or relax. A combination of timber fencing and mature shrubbery secures the space.

### Council Tax

We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







## FLOORPLAN & EPC

