

FOR
SALE



Main Street, Newton, Derbyshire DE55 5TE

£260,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

This impressive seven-bedroom, three-bathroom semi-detached family home nestled in the charming village of Newton. Ideal for growing families or those seeking ample space without compromising. This spacious residence offers two generous reception rooms, an en-suite to the master bedroom and bathrooms on both the first and second floors, ensuring convenience and privacy for all occupants.

Combining a prime location in the heart of Newton with generous accommodation and thoughtful amenities, this seven-bedroom semi-detached house represents an exceptional opportunity to secure a family home that truly caters to modern living. Early viewings are highly recommended to appreciate the full potential and character this property has to offer.

POINTS OF INTEREST

- Seven Bed Semi-Detached
- Two Reception Rooms
- En-Suite To Master Bedroom
- Bathrooms to First & Second Floors
- Shared Driveway Giving Vehicular Access To Rear Garden



ROOM DESCRIPTIONS

Hallway

Accessed from the front elevation via a part glazed uPVC door. With ceramic tiled flooring, radiator, ceiling lights and obscure uPVC window to side elevation.

Lounge

With carpet flooring, twin radiators, ceiling lights and three uPVC windows to front elevation. Feature fireplace with tiled insert and marble hearth.

Dining Room

With luxury tiled flooring, ceiling light and uPVC window to rear elevation. Open access to kitchen and utility room. Benefitting from a log burner.

Kitchen

Fitted with wall and base units having square edge work surface incorporating a sink/drainage with mixer tap. With ceramic tiled flooring, part tiled walls, ceiling light, uPVC window to side elevation and part glazed uPVC door leading to rear garden.

Utility Room

With luxury tiled flooring, pendant light and uPVC window to rear elevation. Providing space and plumbing for two washing machines.

Downstairs WC

Fitted with two piece suite comprising a low flush WC and hand wash basin. With ceramic tiled flooring, part tiled walls, radiator, ceiling light and extractor fan.

Stairs & First Floor Landing

With carpet flooring, pendant light and doors to all first floor rooms.

Master Bedroom

With carpet flooring, radiator, pendant light, uPVC window to rear elevation and door leading to en-suite.

En-suite

Fitted with a two piece suite comprising a low flush WC and hand wash basin having mixer tap. Ceramic tiled flooring, part tiled walls, ceiling lights and extractor fan. Benefitting from a walk-in enclosure having glass doors and wall mounted electric shower.

Bedroom Two

With carpet flooring, radiator, pendant light and uPVC window to front elevation.

Bedroom Three

With carpet flooring, radiator, adjustable spotlights and uPVC window to front elevation.

Bedroom Four

With carpet flooring, radiator, pendant light and uPVC window to rear elevation.

Family Bathroom

Fitted with a white three piece suite comprising a low flush WC, hand wash basin with mixer tap and corner bath. Ceramic tiled flooring, part tiled walls and spotlights to ceiling. Chrome effect towel rail, extractor fan and obscure uPVC window to side elevation.

Stairs & Second Floor Landing

With carpet flooring, pendant light and doors to all second floor rooms. Access to loft.

Bedroom Five

With carpet flooring, radiator and pendant light. Benefitting from three Velux windows to front elevation with the lower window being a fire escape route and is integrated with the fire alarm system.

Bedroom Six

With carpet flooring, radiator and ceiling light. Benefitting from two Velux windows to front elevation with the lower window being a fire escape route and is integrated with the fire alarm system. Access to eaves storage.

Bedroom Seven

With carpet flooring, radiator and pendant light. Benefitting from three Velux windows with the lower window being a fire escape route and is integrated with the fire alarm system. Access to eaves storage.

Study.

With carpet flooring, radiator, pendant light, Velux window to rear elevation and access to eaves storage. The boiler for this floor is located here.

Second Family Bathroom

Fitted with a two piece suite comprising a low flush WC, hand wash basin and panel bath. With cushioned vinyl flooring, part tiled walls, radiator, ceiling light, extractor fan and obscure uPVC window to side elevation.

Outside

The rear is fully enclosed, mainly laid to lawn with a patio area for relaxing. There is a shared driveway to gain access to the rear via double wooden gates giving opportunity to have private parking to rear.

MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £2,000.00

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

Building Safety

Not to my knowledge

Mobile Signal

4G great data and voice

Construction Type

House is brick, with uPVC double glazing windows. Roof was redone 2003.

Existing Planning Permission

None

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

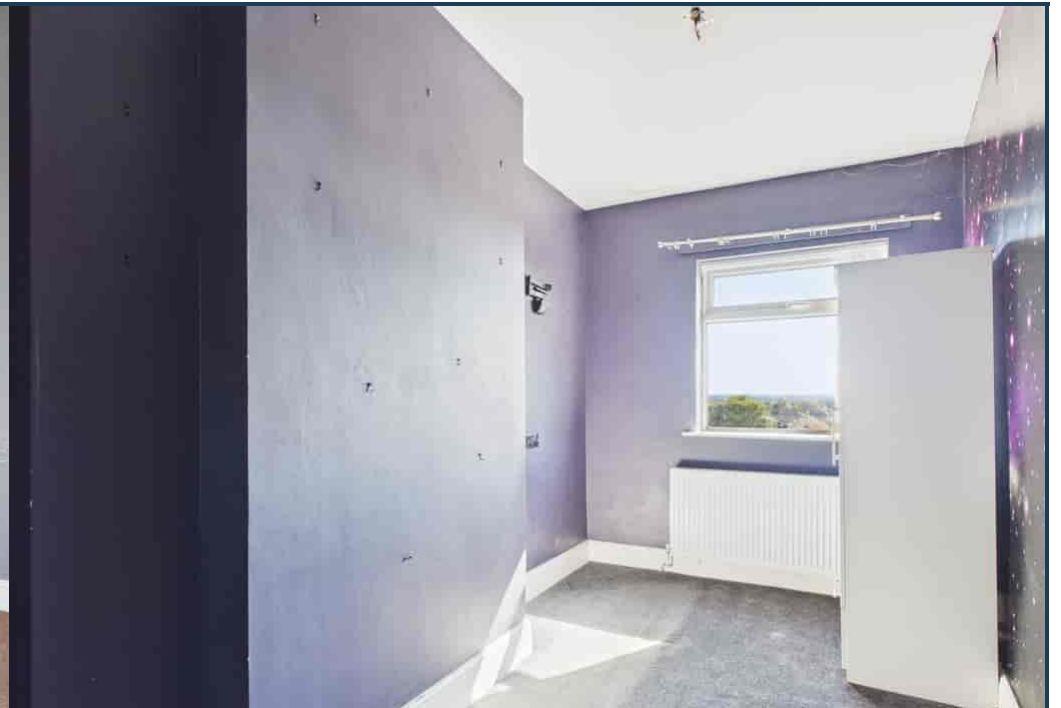
Any risk of coastal erosion? No

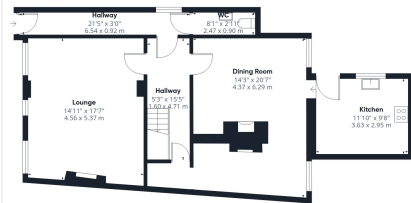
Is the property listed? No

Are there any restrictions associated with the property? No

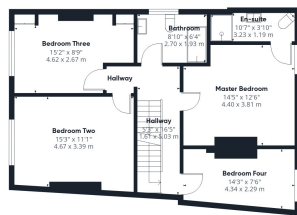
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Floor 0



Floor 1

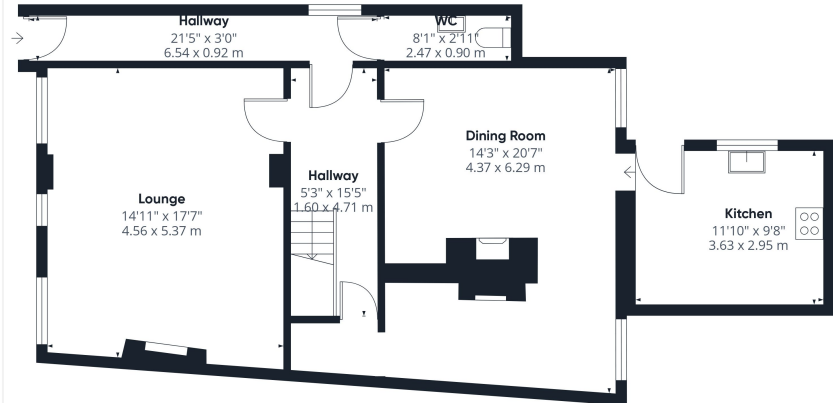
Approximate total area⁽¹⁾
 2058 ft²
 191.2 m²
 Reduced headroom
 98 ft²
 9.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

Approximate total area⁽¹⁾
 839 ft²
 78 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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