



£195,000

Alfreton Road, Newton DE55 5TR

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Vacant Possession
- No Upward Chain
- Stunning Views To Rear Aspect
- Large Rear Garden Offering Privacy & Detached Garage
- Potential To Extend (Subject To Planning Permission)
- Village Location
- Ideal For Access to A38 & M1
- Viewing Essential

## Property Description

Derbyshire Properties are delighted to present this two bedroom extended semi detached home on sizeable plot. Available to purchase with vacant possession and no upward chain, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this two bedroom extended semi detached home on sizeable plot. Available to purchase with vacant possession and no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance, Dining Room, Living Room, Kitchen, Conservatory, Utility Area & Shower Room to the ground floor with two impressive double bedrooms and further bathroom located to the first floor.

Externally, the home benefits from sizeable plot with open aspect countryside views. There is a wealth of driveway parking to the front, side elevation & rear elevation with timber gates accessing the rear. Garage/workshop provides valuable storage & protected parking. The garden itself features a wealth of mature shrubbery and plants throughout forming a stunning private space with huge potential for extension subject to the necessary permissions.

### Living Room

With double glazed bay window to front elevation, two wall mounted radiators and carpeted flooring.

### Dining Room

With double glazed window to side elevation, wall mounted radiator, understairs store space with UPVC door to driveway and carpeted flooring throughout. Exposed brick fireplace houses log burner.

### Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops over, gas hob, oven, grill & inset sink. beneath double glazed window to side elevation. Tiled splashbacks cover the workspace whilst tiled flooring runs throughout.

### Conservatory

Brick built double glazed conservatory with two electric wall mounted radiators, tiled flooring and UPVC double glazed stable style door opening to rear garden.

### Shower Room

With vanity handwash basin, low level WC & wall mounted shower attachment..

### Utility Area

With worktop space and under counter power/plumbing for washing machine & tumble dryer.

### Landing

With access to both bedrooms and the family bathroom.

#### Bedroom One

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Two

With double glazed window & stunning views to the rear elevation, carpeted flooring and wall mounted radiator.

#### Bathroom

A three piece suite including; Corner bath with electric shower over, pedestal handwash basin and low level WC. Wall mounted radiator and fitted airing cupboard for storage complete the space.

#### Outside

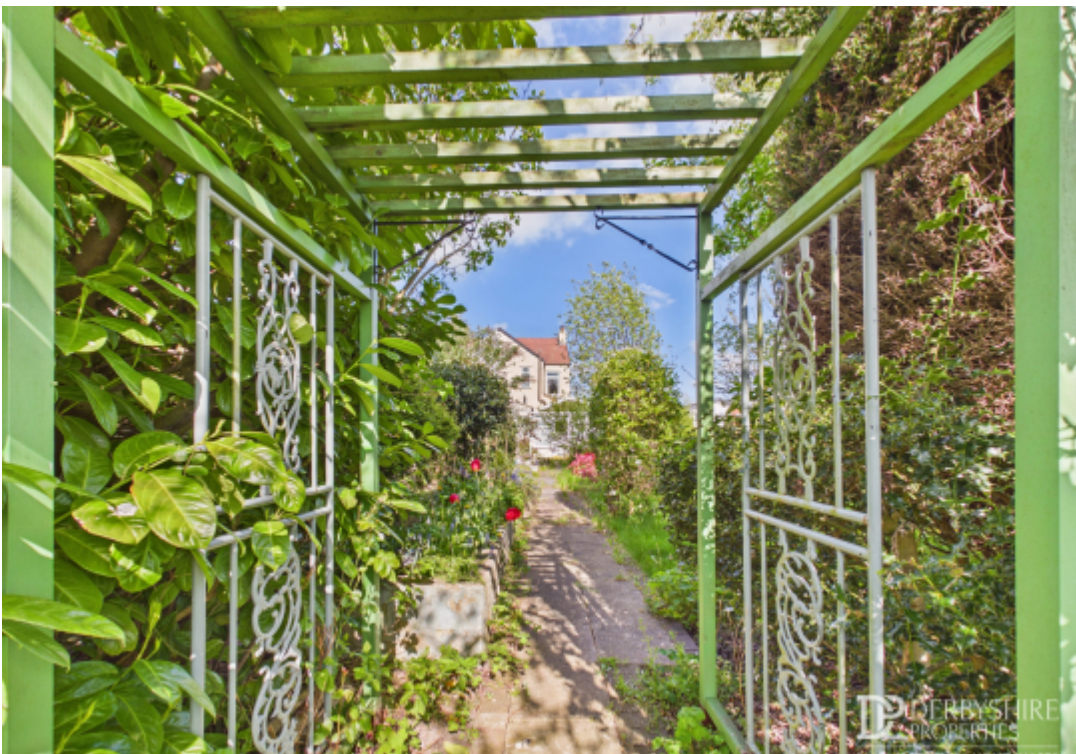
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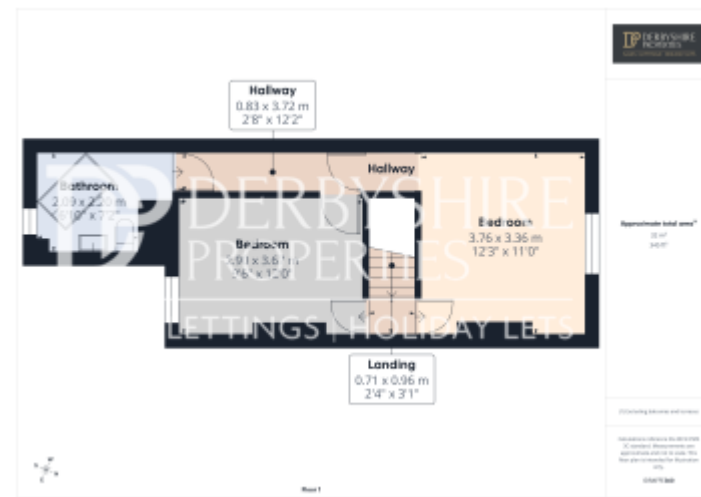
#### Council Tax

We understand that the property currently falls within council tax band B, 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.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 832355

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