

# Fletcher & Company

14 Meadow Grove, Newton, Alfreton, Derbyshire,  
DE55 5TW

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£169,950

Freehold

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- A Well Presented Semi Detached Bungalow
- Comprehensively Fitted Kitchen
- Lounge/Dining Room
- Two Well Proportioned Bedrooms
- Contemporary Shower Room With Walk In Double Shower
- Delightful Low Maintenance Rear Garden
- Driveway Providing Off Road Parking
- Popular Village Within Easy Reach Of Alfreton Town Centre
- Easy Access To The A38, M1 And The Peak District
- Offered with No Chain/ Vacant Possession





## Summary

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Located in the village of Newton, Alfreton, this well-presented semi-detached bungalow offers manageable accommodation and vacant possession/no chain.

The bungalow boasts a comprehensively fitted kitchen with modern cream units, a generous lounge/dining room, a modern shower room that adds a touch of contemporary elegance and two bedrooms.

The bungalow has a combination boiler (serving domestic hot water and central heating) and UPVC double glazing throughout.

One of the standout features of this property is the delightful enclosed rear garden and patio, which is easy to manage and provides a lovely outdoor space for relaxation or entertaining.

A driveway runs to the side providing off road parking.

In summary, this semi-detached bungalow in Meadow Grove is a wonderful opportunity for those looking for a comfortable and manageable living space in a location of similar properties.

Newton offers easy access to the A38 and M1 and local amenities in addition to supermarkets, restaurants, shops, cafes and a huge range of facilities in nearby Alfreton.

# F&C

## The Location

## Accommodation

### Fitted Kitchen

12'5" x 6'7" (3.79 x 2.03)

Approached via a UPVC double glazed door with frosted glass and a UPVC double glazed window with frosted glass to the side. The kitchen is comprehensively fitted with a range of modern, cream base cupboards, drawers and eye level units with a wood grain effect roll top work surface over incorporating a stainless steel one and a half bowl sink drainer with mixer tap. Integrated appliances include an electric oven, gas hob and extractor fan with light. There is plumbing for an automatic washing machine, space for refrigerator/freezer and a central heating radiator. Having a wood grain effect laminate floor, a UPVC double glazed window to the side and a built-in cupboard houses the combination boiler (serving domestic hot water and heating system). This also provides excellent storage space. A door leads to the lounge/dining room.



### Lounge/Dining Room

16'2" x 10'11" (4.93 x 3.34)

Having a wood grain effect laminate floor, a central heating radiator and a UPVC double glazed window to the front.



**Inner Hall**

2'7" x 2'7" (0.79 x 0.79)

Having access to the roof space. The loft space is a substantial storage area, being boarded out with light and pull down ladder.

**Bedroom One**

12'0" x 7'10" (3.66 x 2.41)

With a central heating radiator and a UPVC double glazed window overlooking the rear garden.

**Bedroom Two**

9'9" x 8'11" (2.98 x 2.73)

Having a central heating radiator and a UPVC double glazed window overlooking the garden.



## Shower Room

6'8" x 6'4" (2.05 x 1.94)

Appointed with a modern three piece suite comprising a double walk-in shower cubicle with mains fed shower over, glass shower doors and full tiling, a pedestal wash handbasin with tiling to the splashback and a low flush WC. There is a wall mounted bathroom cabinet with mirrored fronts, a central heating radiator and a UPVC double glazed window with frosted glass to the side.



## Outside

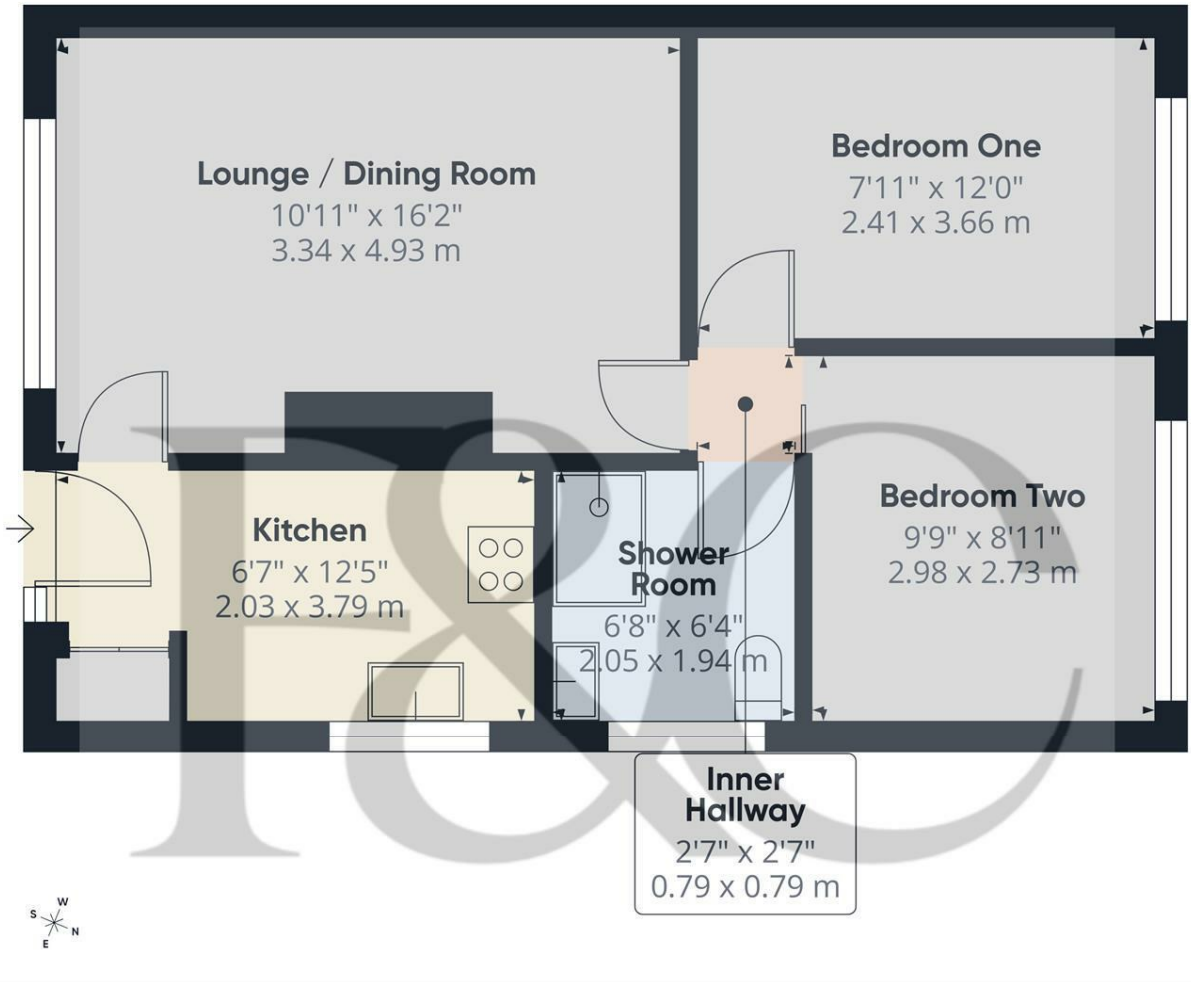
To the front of the property there is a low maintenance gravelled fore-garden with a variety of shrubs and flowering plants to the borders. A driveway to the side of the house provides off-road parking and has wrought iron gates providing access. There is a cold water tap. To the rear there is a delightful, enclosed, low maintenance garden which briefly comprises of an extensive paved patio with artificial lawn garden beyond. The garden has a fully enclosed surround and a wooden garden shed which provides excellent storage space.



## Council Tax Band B

## Disclosure

The vendor is a relative of an employee of Fletcher and Company



Approximate total area<sup>(1)</sup>  
492 ft<sup>2</sup>  
45.9 m<sup>2</sup>

(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.

GIRAFFE360



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Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	