



GUIDE PRICE £160,000

Glinton Avenue, Blackwell, Alfreton,



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**** GUIDE PRICE **** £160,000 – £170,000

"A must-see home offering three spacious bedrooms, a conservatory and well-balanced living space, perfect for first-time buyers and families alike."

Jasmine, Valuer.



SPACE TO MAKE YOUR OWN

Move straight in and enjoy comfortable living today, while creating a home that reflects your own style for years to come.

lovingly cared for, this three-bedroom mid-terraced home provides spacious accommodation ideal for modern family life. Thoughtfully laid out across two floors, the property offers excellent living space, a bright conservatory and a private rear garden with no right of way. With a driveway, well-proportioned rooms and a modern bathroom installed around five years ago, this is a home that's ready to move straight into.



THE FINER DETAILS

The property comprises an entrance porch and hallway, a spacious living room, a generous kitchen, conservatory, three well-proportioned bedrooms and a modern family bathroom. Outside, there is a private enclosed rear garden and a driveway providing off-road parking, with scope to create parking for a second vehicle.

Entering through the porch, the welcoming hallway provides access to the first floor and leads through to the spacious living room. The generous kitchen offers ample cupboard and worktop space and flows into the conservatory, creating a versatile area overlooking and providing access to the rear garden.

The landing gives access to three well-sized bedrooms, all offering comfortable accommodation, along with a modern three-piece family bathroom, which was updated approximately five years ago. Useful built-in storage cupboards on the landing add further practicality.

To the front, the property benefits from a private driveway providing off-road parking, with potential to extend the parking to accommodate a second vehicle. The enclosed rear garden enjoys a good degree of privacy with no right of way, creating a secure and peaceful outdoor space to enjoy.





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LIFE IN BLACKWELL

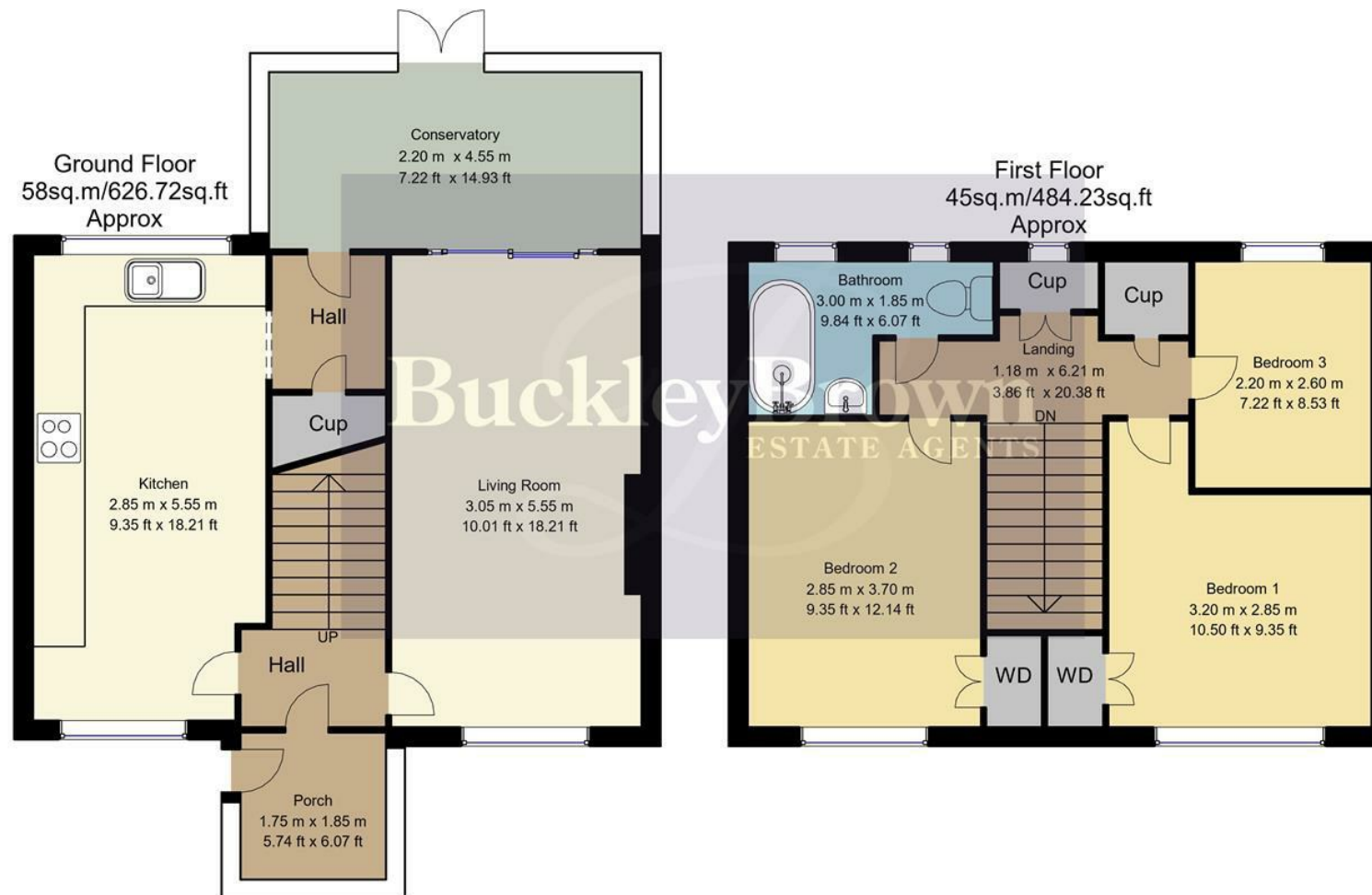
Blackwell is a welcoming Derbyshire village that offers a relaxed pace of life while remaining exceptionally well connected.

Surrounded by open countryside, it provides the perfect balance of rural charm and everyday convenience, making it a popular choice for families, first-time buyers and commuters alike.

The village benefits from a range of local amenities, including shops, schools and community facilities, with the nearby towns of Alfreton, Sutton-in-Ashfield and Chesterfield offering an even wider selection of retail, dining and leisure opportunities. Excellent transport links via the A38 and M1 make travelling across Derbyshire, Nottinghamshire and beyond both quick and convenient.

For those who enjoy the outdoors, there are plenty of nearby parks, countryside walks and scenic trails to explore, while the Peak District National Park is within easy reach for weekend adventures. Combining a strong sense of community with excellent connectivity and access to green spaces, Blackwell is an ideal location to call home.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Key Features

Three-bedroom mid-terraced home

Spacious kitchen and conservatory

Modern bathroom (updated approximately five years ago)

Private rear garden with no right of way

Driveway with potential for two-car parking

Well-maintained and move-in ready

Convenient Blackwell village location

Approximate Size

1111 Sq. ft

Energy Performance Certificate

C

Council Tx Band

A

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