



£325,000

New Lane, Hilcote, Alfreton,



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"This detached bungalow occupies a substantial plot of approximately one-third of an acre and offers considerable potential. The property requires comprehensive refurbishment and modernisation throughout but presents an excellent opportunity for a purchaser to improve and enhance the accommodation to their own specification."

Jon, Director



## **EXCELLENT REFURBISHMENT OPPORTUNITY**

*An excellent refurbishment opportunity, this detached bungalow occupies a substantial plot of approximately one-third of an acre and offers spacious, well-proportioned accommodation throughout.*

Requiring comprehensive modernisation, the property presents significant scope for a purchaser to enhance and improve the existing layout to their own taste and specification. The generous room sizes, extensive plot and attractive setting combine to create a property with considerable potential, making it an exciting prospect for those seeking a rewarding renovation project.



## THE FINER DETAILS

*Situated in the popular village of Hilcote, Alfreton, this four-bedroom detached bungalow occupies a substantial plot of approximately one-third of an acre and presents an excellent refurbishment opportunity*

Requiring modernisation throughout, the property offers generous accommodation with well-proportioned rooms and significant potential for improvement, making it ideal for purchasers looking to create a home to their own specification.

The accommodation is accessed via an entrance hallway which leads to a spacious living room featuring a large window overlooking the front aspect, allowing for plenty of natural light. The property also benefits from a kitchen, utility room and a further generously sized reception room positioned to the rear of the bungalow. Whilst refurbishment is required, the excellent room sizes throughout provide a fantastic foundation for enhancement and modernisation.

There are four spacious bedrooms, all offering good proportions and flexibility for family living, together with a family bathroom. The accommodation provides ample scope for reconfiguration or upgrading, subject to a purchaser's requirements, with all rooms offering excellent potential.

Externally, the property occupies a generous plot extending to approximately one-third of an acre. To the front is a large driveway providing ample off-road parking and access to a garage. The rear garden features a patio area, extensive lawn, mature shrubs and established trees. Whilst the grounds require attention and landscaping, they offer considerable potential to create an attractive outdoor space and fully maximise the size and setting of this substantial plot.





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## LIFE IN HILCOTE, ALFRETON

*Hilcote is a popular Derbyshire village situated on the outskirts of Alfreton, offering a peaceful setting with a strong sense of community*

Surrounded by open countryside, the village provides an attractive balance between rural living and everyday convenience, making it a desirable location for a wide range of buyers.

The nearby town of Alfreton offers an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure services. There are also well-regarded schools in the surrounding area, making the location particularly appealing to families.

For those who enjoy the outdoors, the surrounding Derbyshire countryside provides numerous opportunities for walking, cycling and recreation, whilst nearby parks and green spaces offer further opportunities to enjoy the natural environment.





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

Four Bedroom Detached Bungalow

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Approximate One-Third Acre Plot

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Excellent Refurbishment Opportunity

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Spacious Accommodation Throughout

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Two Generous Reception Rooms

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Kitchen and Separate Utility Room

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Large Front Driveway Providing Ample Parking

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Extensive Rear Garden with Patio Area

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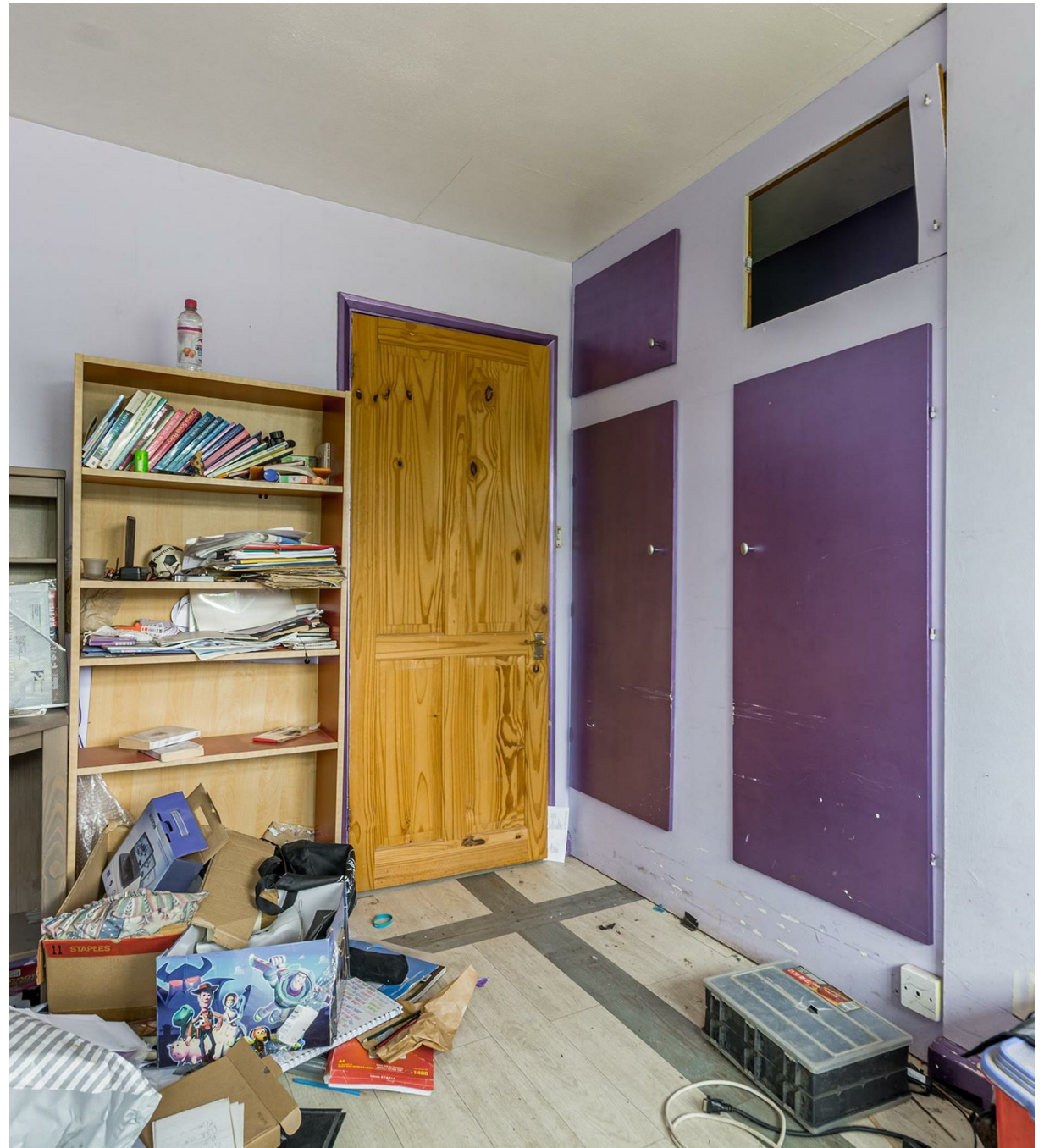
Mature Trees, Shrubs and Large Lawn

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EPC Rating - D | Council Tax Band - D

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exceptional representation.

Let's Chat.

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