



£235,000 Freehold

529 NEW STREET | HILCOTE | ALFRETON | DE55 5HU

**BuckleyBrown**  
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FULL OF OPPORTUNITY. Positioned on New Street in the charming village of Hilcote, Alfreton, this attractive semi-detached home offers an exciting opportunity to create a truly special property. Combining period character with scope for modernisation, it is ideally located within easy reach of local amenities, schools, and excellent transport links—perfect for families, professionals, or investors. Let's take a further look...

The ground floor features a versatile living room, offering a flexible layout to suit a variety of lifestyles. Whether you envision a cosy lounge, a formal dining space, or a dedicated home office, this room provides the perfect foundation to design a home tailored to your needs. Dual aspect windows allow natural light to flow throughout, enhancing the sense of space and warmth. To the rear the fully equipped kitchen offers a great space to cook up delicious meals with ample space for dining furniture. Finally, you will find a handy wc completing the ground floor.

Upstairs, the property comprises two well-proportioned bedrooms, each offering comfortable accommodation with plenty of potential for personalisation. These rooms can easily adapt to family living, guest space, or home working requirements. A conveniently located family bathroom serves the first floor.

Located on the second floor the master bedroom which has natural light flowing through along with eaves storage running along the back.

Externally, the property benefits from a garden space that offers excellent potential to be transformed into a private outdoor haven. Whether landscaped for entertaining or designed as a peaceful retreat, it provides a great opportunity to add further value and enjoyment. The front of the property also boasts a single garage and a potential driveway.

Brimming with potential, this is a fantastic opportunity for buyers looking to put their own stamp on a well-located home. Call now to book a viewing!





#### Hall

Accessible from the side elevation.

#### Living Room 14'1" x 15'3"

Carpeted reception room with a central heating radiator and dual aspect windows to the front and side elevations.

#### Kitchen 14'1" x 12'5"

The kitchen comes complete with tiled flooring, central heating radiator, matching wall and base cabinets, inset sink with drainer, integrated appliances and ample seating space. Dual aspect windows to the rear and side elevation. Access into a rear porch.

#### Rear Porch

Access into a wc and another door to the side elevation.

#### WC 3'3" x 6'6"

Fitted with a low flush wc and a window to the rear elevation.

#### Landing

Carpeted flooring and leading access into;

#### Bedroom Two 14'1" x 9'10"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Three 6'11" x 10'0"

Laminate flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 5'1" x 9'2"

Neutral tiled bathroom including a hand wash basin, low flush wc and a bath with an overhead shower. window to the rear elevation.

#### Bedroom One 14'1" x 9'10"

Laminate flooring, central heating radiator, eaves storage and dual aspect window to the front and side elevations.

#### Garage 6'10" x 12'1"

Accessible from the front elevation.

#### Outside

Low maintenance offering a single garage and a potential driveway (due to the kerb). The rear garden boasts an expansive lawn, patio seating area, shed and fence surround.





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 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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