



**1a Meadow View Stables, Newton Road, Newton Road – DE55 5PH**

Guide Price **£500,000**

**DavidJames**  
the estate agent





## 1a Meadow View Stables, Newton Road

Newton Road, Alfreton

Rare chance to own a semi-detached bungalow with grazing land, stable block on approx. 0.7 acres. Features 3 bedrooms, modern kitchen, lounge with multi-fuel burner. Benefits from stable block with power, water, and used as dog kennel. Good-sized garage, parking, garden, close to amenities and schools.

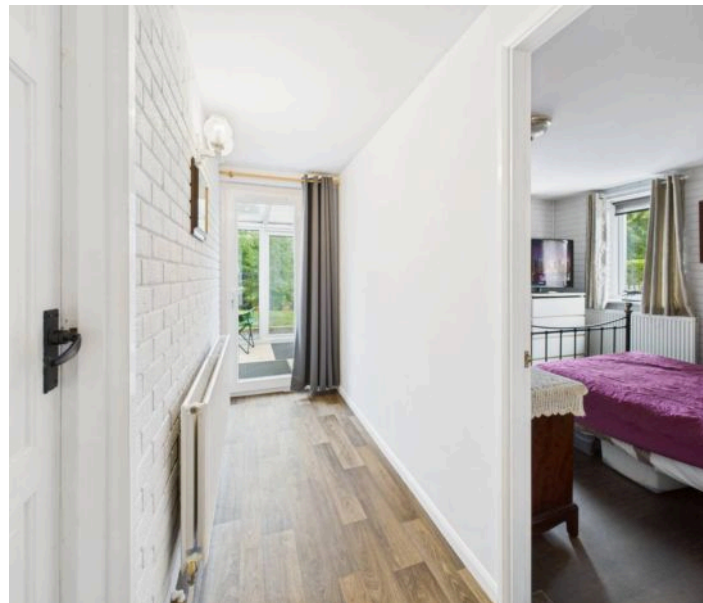
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

- A rare opportunity to secure a semi-detached bungalow with grazing land & stable block totaling approx. 0.7 acres (not measured). Sold with no upward chain.
- Semi-rural/edge of village location with easy access to the A38, M1 and local train stations as well as the beautiful surroundings of the Five Pits Trail and the Tibshelf Playing Fields
- Stable block and outbuildings, most recently used as a dog kennels with power and water
- Three double bedrooms, shower room/Wc with white suite and mains-fed shower
- Entrance conservatory with tiled flooring, inner entrance hall
- Lounge/dining room with timber finish vinyl flooring, good sized bow window and a feature multi-fuel burner to the corner of the room
- Modern kitchen with grey gloss finish units, integrated oven, hob and fridge/freezer and French doors to the rear garden



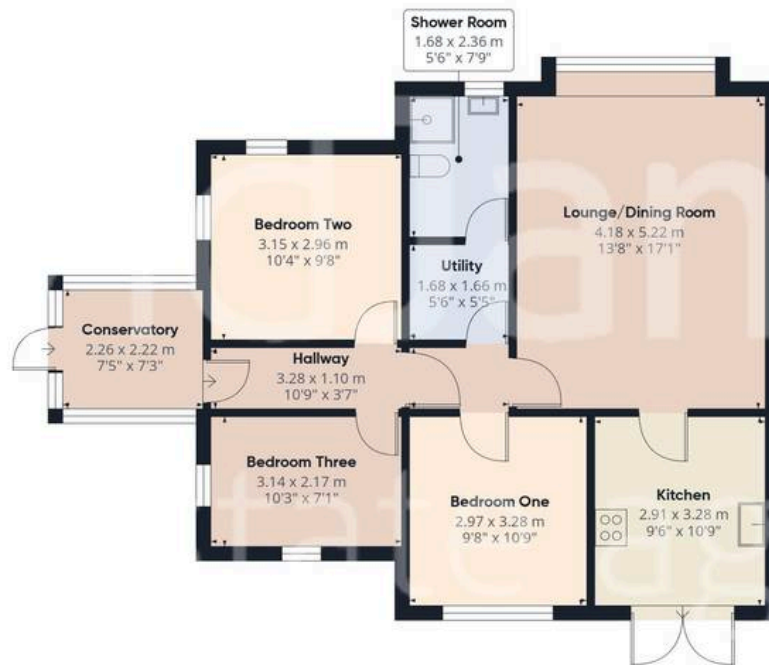












Floor 0 Building 1

Approximate total area<sup>(1)</sup>

99 m<sup>2</sup>

1064 ft<sup>2</sup>



Floor 0 Building 2

(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.

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## David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • [sutton@david-james.com](mailto:sutton@david-james.com) • [www.david-james.com](http://www.david-james.com)