



Sandwood Close  
Newton Alfreton



## Property Description

Situated in a cul-de-sac location, this is an ideal opportunity to purchase a detached family home. The spacious versatile accommodation has entrance hall with stairs off to first floor and ground floor cloakroom. The lounge through dining room has feature Adam style fire surround incorporating a living flame gas fire. This kitchen has a range of wall and base units with complementary tiled splashbacks and floor. To the first floor are four bedrooms and a shower room with three piece suite. Externally the gardens to the property are a particular feature. Having an open plan frontage being laid to lawn with a block paved driveway providing vehicle standing space. The rear garden has patio area and is laid to lawn with a variety of plants and trees. A garage has up and over door and provides plumbing for the washing machine. The property has double glazed windows and a gas heating system.

## Ground Floor

### Reception Hall

Having stairs off to first floor.

### Ground Floor Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Complementary tiled splashbacks and floor, double glazed window to the side.

### Kitchen

Fitted with a range of wall units having under unit lighting, base units with complementary work surfaces over, incorporating a single drainer sink unit with mixer tap. Integrated fridge and freezer, dishwasher and extractor hood. Recess spotlighting, complementary tiled splashbacks, gas and electric cooker point and double glazed window to the front.

### Dining Room

Double glazed window to the rear, radiator and access to the rear hall.

### Lounge

The focal point of this room is a feature Adam style fire surround with complementary hearth and backdrop incorporating a living flame coal effect gas fire. Two radiators and double glazed window to the front. Double glazed french style doors in turn lead to the;

### Conservatory

The spacious conservatory has tiled floor and double glazed french doors to the rear.

### First Floor

### Landing

Double glazed window to the rear and access to;

## Bedroom One

Double glazed window to front and radiator.

## Bedroom Two

Double glazed window to rear, radiator and fitted wardrobes providing shelving and hanging space.

## Bedroom Three

Double glazed window to rear and radiator. Complementary fitted wardrobe with mirror fronts providing shelving and hanging space.

## Bedroom Four

Double glazed window to front and radiator.

## Shower Room

Three piece suite comprising of double shower cubicle, low flush W/C and wash hand basin. Two double glazed windows overlook the front elevation, recessed lighting and heated towel rail.

## Outside

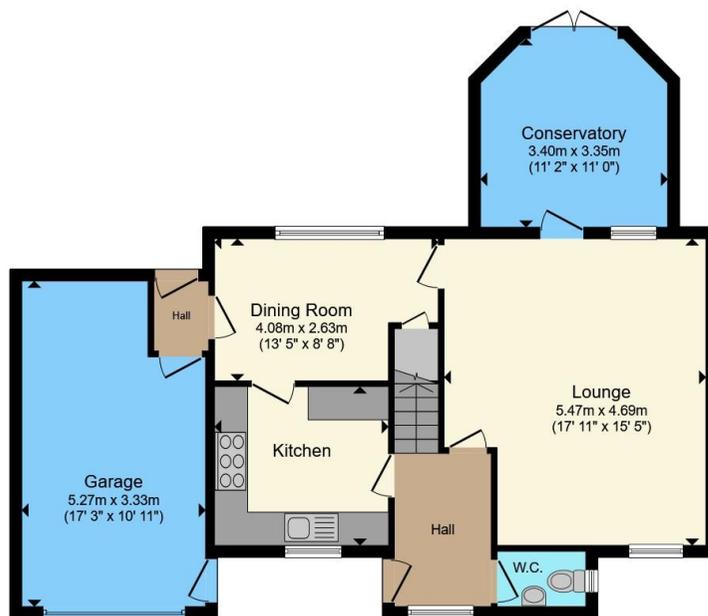
The front of the property is open plan being mainly laid to lawn with a side block paved driveway providing vehicle standing space for a number of cars and in tun leads to the garage. Which has up and over door, personal door to the side elevation and houses a single drainer stainless steel sink unit and provides plumbing for the automatic washing machine. The rear garden itself is laid to lawn with fence and hedge

surround,being south west facing the garden has a variety of plants and trees and a paved patio area.









**Ground Floor**



**First Floor**

Total floor area 133.8 m<sup>2</sup> (1,440 sq.ft.) approx

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Tenure: Freehold



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