



£129,950

Sherwood Street, Newton DE55 5SE

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- End Terraced Property
- Separate Lounge and Dining Room
- Two Double Bedrooms
- Village Location
- Far Reaching Views to the rear
- Viewing highly recommended

## Property Description

Derbyshire Properties offer 'For Sale' this two bedroom end terrace property in Newton. Benefitting from far reaching views and sizable rear garden, the property proves a rarity. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Lounge, Dining Room, Kitchen, Utility Room and Bathroom to the ground floor whilst there are two double bedrooms to the first floor.

Externally, the property has a frontage enclosed by mature shrubbery and brick wall. The rear garden boasts patio area to rear elevation and reaching lawn bordered by a combination of timber fencing and mature shrubbery.

### Lounge

13' 4" x 11' 10" (4.06m x 3.61m) Accessed via UPVC double glazed door to the front elevation, with double glazed window to front elevation, carpeted flooring and wall mounted radiator. Feature fireplace with raised marble hearth and decorative surround.

### Dining Room

13' 4" x 11' 9" (4.06m x 3.58m) With double glazed window to rear elevation, wall mounted radiator and vinyl flooring. Additional walk in understairs storage cupboard.

### Kitchen

10' 2" x 6' 5" (3.10m x 1.96m) Featuring a range of base cupboards, eye level units and complimentary worktops with tiled splashback. Stainless steel inset sink, wall mounted radiator, vinyl flooring and double glazed window to side elevation.

### Utility Room

With double glazed obscured window to side elevation, plumbing for washing machine and vinyl flooring. The gas central heating boiler is located here. Access to Bathroom.

### Bathroom

6' 9" x 6' 6" (2.06m x 1.98m) A three piece suite including; Bath with overhead shower fixture, pedestal hand wash basin and low level WC. The walls are fully tiled. Wall mounted radiator, vinyl flooring and double glazed obscured window to side elevation.

### First Floor

### Landing

With access to Bedroom One and Two.

#### Bedroom One

13' 6" x 11' 10" (4.11m x 3.61m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted closet with hanging rack for storage.

#### Bedroom Two

13' 5" x 11' 11" (4.09m x 3.63m) With double glazed window to rear elevation boasting far reaching countryside views. Wall mounted radiator and carpeted flooring. Fitted wardrobe/storage space.

#### Outside

Externally, the property has a frontage enclosed by mature shrubbery and brick wall. The rear garden boasts a patio area to rear elevation with far reaching views and lawn bordered by a combination of timber fencing and mature shrubbery.

#### Council Tax

We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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