

Park Drive, Swanwick.

£260,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DERBYSHIRE
PROPERTIES
ESTATES & HOLIDAY LET

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this Three Bedroom semi detached property in quiet Cul de sac location. The current owners have carefully renovated the property to combine tradition and modernity, making it a wonderful home for First time buyers and families alike. We anticipate high early interest and recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge and a Dining Kitchen to the first floor with three Bedrooms and the Family Bathroom to the first floor.

Externally, the property boasts off road parking for multiple vehicles to the front elevation whilst you are greeted by extremely private rear garden made up of lawn and patio area bordered by a mixture of timber fencing, trees and other shrubbery.

FEATURES

- Idyllic Village Location
- Off Street Parking
- Private Rear Garden
- Cul De Sac Location In Popular Village Location
- Semi Detached Home
- Perfect For First Time Buyers
- Close By To Local Amenities
- Local To School



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door with stained glass features to the front elevation, with wood effect flooring, wall mounted radiator and carpeted stairs rising to the first floor.

Living Room

15' 0" x 11' 9" (4.57m x 3.58m) Featuring double glazed by window to front elevation with fitted shutter blinds, designer wall mounted radiator and wood effect flooring. The centre piece of the room is fitted multi burner on raised hearth with exposed brick surround.

Kitchen

16' 6" x 10' 5" (5.03m x 3.17m) Featuring a range of base cupboards and eye level units with complimentary wood effect worktops. The kitchen integrates double electric fan oven, gas hob with stainless steel extractor hood, space/plumbing for washing machine and fitted fridge freezer. Tiled splashback and under unit lighting complete this space whilst tiled effect flooring covers the entirety of the Kitchen Diner. Double glazed window to rear elevation with double glazed French doors opening up to the rear enclosed garden. Space for dining table, extra fitted cupboard space with cleverly implemented wine rack and wall mounted radiator.

First Floor

Landing

With access to Bedroom One, Two, Three and the Family Bathroom.

Bedroom One

13' 0" x 11' 4" (3.96m x 3.45m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

6' 6" x 6' 5" (1.98m x 1.96m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

7' 0" x 6' 4" (2.13m x 1.93m) A three piece suite including bath with shower overhead, vanity wash basin and toilet. Wood effect flooring, tiled areas to cover bath/shower and wash basin. Ceiling fitted extractor fan and double glazed obscured window to rear elevation complete the space.

Outside

Externally, the property boasts off road parking for multiple vehicles to the front elevation whilst you are greeted by extremely private rear garden made up of lawn and patio area bordered by a mixture of timber fencing, trees and other shrubbery. Local primary and secondary schools just a short walk away with local park accessed via path at peak of the Cul de sac.

Council Tax

We understand that the property currently falls within council tax band B, with Amber Valley Borough 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.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

