

Park Drive, Swanwick, Derbyshire.

£305,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and extended period semi detached family home located in extremely sought after position. Located off Hickton Road and offering a corner plot position with ample parking and large attached garage. Internally the property briefly comprises of:- reception hall, lounge, open plan living kitchen, downstairs WC and conservatory. To the first floor the landing leads to 2 double bedrooms, single bedroom and modern family bathroom. We believe interest will be high and an early internal inspection should be undertaken to avoid disappointment.

FEATURES

- Well presented extended semi detached house
- Popular cul-de-sac location
- Corner Plot Position
- Utility, Downstairs WC & Conservatory
- Open Plan Living Kitchen
- Three Bedrooms
- Garage and Ample Parking
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Reception Hallway

Entered via a sealed unit double glazed door from the front elevation with useful floor to ceiling coat storage cupboard and newly carpeted staircase to 1st floor landing. Wall mounted radiator and internal doors access both lounge and dining area.

Lounge

11' 3" x 10' 0" (3.43m x 3.05m)

With large double glazed bay window to the front elevation, wall mounted radiator, TV point and decorative coving to ceiling. The feature focal point of the room is a wall mounted gas 'living flame effect' fire with decorative wooden surround and marble backdrop and raised hearth.

Open Plan Living Kitchen

Living area - Accessed via the hall is this light and airy living space with superb 'Karndean' floor covering, wall mounted radiator, TV point and decorative coving to ceiling. The focal point of the room is a painted chimney breast with inset cast iron log burning fire with exposed brick backdrop and raised marble hearth. Double glazed French doors with adjoining window lead to conservatory and internal door allows for access to the downstairs WC.

Kitchen/dining area - with the continuation of the Karndean floor covering from the living area, a range of bespoke floor to ceiling storage cupboards, housing American style fridge freezer. The kitchen comprises of a range of wall and base mounted matching units with rolltop work surface incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and complementary splashback areas. Under counter space and plumbing for washing machine, integrated dishwasher, five ring gas hob with extractor canopy over, integrated double oven and under cupboard lighting. The room benefits from a pitched roof ceiling with Velux skylight and spotlighting creating high levels of light and bi-folding doors lead onto a rear entertaining patio terrace.

Conservatory

10' 10" x 8' 10" (3.30m x 2.69m)

Located off the living area with tiled floor covering, UPVC units with pitched roof and double glazed French doors leading out onto rear garden terrace.

Downstairs WC

With low-level WC, wall mounted shelving, wall mounted extractor fan, tiled floor covering and wall mounted corner wash handbasin with tiled splashback.

First Floor

Landing

Accessed via the main reception hall with double glazed obscured window to the side elevation, and internal doors accessing all bedrooms and bathroom.

Bedroom One

11' 10" x 10' 8" (3.61m x 3.25m)

With double glazed window to the front elevation, wall mounted radiator and fitted wardrobes that provide ample storage and hanging space.

Bedroom Two

11' 4" x 8' 10" (3.45m x 2.69m)

Located to the rear elevation and having double glazed window, wall mounted radiator, decorative coving and space for the bedroom furniture.

Bedroom Three

6' 7" x 5' 11" (2.01m x 1.80m)

With double glazed window to the front elevation, wall mounted radiator and decorative coving.

Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

Comprising of a three piece suite to include WC, pedestal wash and basin and tiled fronted bath with shower over. Fully tiled walls, double glazed obscured window, vinyl floor covering and useful floor to ceiling linen storage cupboard.

Outside

The spacious frontage offers parking for three vehicles with timber fence boundaries to neighbouring properties and access to a large garage with double opening doors light and power.

The sizable rear garden benefits from its corner plot position and offers a large lawn, paved patio, stocked borders, timber fenced boundaries, raised flowerbeds, mature screening and wood store. A further patio with screening can also be found next to another area of lawn with stocked borders and fenced boundaries.

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.



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