

Wright Drive, Swanwick.

£335,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

**DP** DERBYSHIRE  
PROPERTIES  
SALES LETTINGS HOLIDAYS

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this stunning modern detached home on the much sought after Lily Street Farm development. Immaculately presented internally and externally, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, WC, Lounge, Dining Kitchen and Utility Room to the ground floor with three double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the property benefits from prominent corner position with well maintained lawned spaces to the front and side elevation. Block paved driveway for two vehicles provides access to single detached garage which is fitted with light, power and a wealth of apex storage capacity. The rear enclosed garden is a stunning space which has been thoughtfully upgraded by the current owners to include raised patio entertaining area and artificial turf ensuring the ideal space to host or relax. A combination of timber fencing and brick walls provides a degree of privacy and security for those with pets and young children.

## FEATURES

- Detached Home On Popular Estate
- Immaculately Presented Throughout
- Detached Garage & Driveway Parking
- Perfect For Access to A38 & M1
- Three Double Bedrooms
- Family Bathroom And En Suite
- Stunning Landscaped Gardens
- Wonderful Family Home
- Annual Service Charge \*PLEASE ASK FOR MORE DETAILS\*



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with wood effect flooring, mini wall mounted radiator and carpeted stairs rising to first floor. Doorways to;

### Downstairs WC

With low level WC, wall mounted handwash basin and mini wall mounted radiator.

### Living Room

5.38m x 3.04m (17' 8" x 10' 0") With double glazed window to front elevation, double glazed bay window to side elevation, two wall mounted radiators, decorative panelling to the walls and carpeted flooring.

### Kitchen

5.38m x 3.04m (17' 8" x 10' 0") A stunning family space which features a range of base cupboards and eye level units with complimentary worktops over and a range of fitted AEG appliances including: Electric oven, gas hob with accompanying extractor hood, integrated fridge freezer and integrated dishwasher. Inset one and a half bowl sink sits beneath double glazed window overlooking rear garden. Wood effect flooring extends to the dining area where wall mounted radiator, further double glazed window and double glazed French doors opening to the rear garden are located.

### Utility Room

2.11m x 1.45m (6' 11" x 4' 9") Featuring worktop space of its own and plumbing/power for washing machine and tumble dryer. Understairs cupboard provides valuable storage capacity whilst composite door with glazed glass panel accesses driveway and detached garage.

### First Floor

#### Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space also benefits from mini wall mounted radiator, loft hatch access and fitted airing cupboard offering further storage.

#### Bedroom One

3.43m x 2.81m (11' 3" x 9' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

#### En-Suite

1.83m x 1.80m (6' 0" x 5' 11") A tiled three piece suite including: Shower cubicle, pedestal handwash basin and low level WC. Wall mounted heated towel rail, double glazed obscured window to rear elevation, shaving point and ceiling fitted extractor fan complete the space.

### Bedroom Two

3.03m x 2.72m (9' 11" x 8' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

3.15m x 2.53m (10' 4" x 8' 4") With double glazed window to side elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes with mirrored sliding doors provide valuable storage/hanging capacity.

### Bathroom

2.06m x 1.66m (6' 9" x 5' 5") A tiled three piece suite including: Bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall mounted heated towel rail, double glazed obscured window to front elevation, shaving point and ceiling fitted extractor fan complete the space.

### Outside

Externally, the property benefits from prominent corner position with well maintained lawned spaces to the front and side elevation. Block paved driveway for two vehicles provides access to single detached garage which is fitted with light, power and a wealth of apex storage capacity. The rear enclosed garden is a stunning space which has been thoughtfully upgraded by the current owners to include raised patio entertaining area and artificial turf ensuring the ideal space to host or relax. A combination of timber fencing and brick walls provides a degree of privacy and security for those with pets and young children.

### Council Tax

We understand that the property currently falls within council tax band D, 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.

\*\*Please note there is an annual service charge - please ask for further details.



## FLOORPLAN & EPC

