

Bloomfield Road, Swanwick, Derbyshire.

£415,000 Freehold

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to bring to the market this fabulous four bedroom detached family home ideally located in the sought after village of Swanwick. Offering spacious living accommodation as well as landscaped gardens, ample off road parking and a double garage with office/workshop space. Viewings are highly advised to appreciate the accommodation on offer.

Briefly comprising, Entrance hallway, L shaped Lounge with Conservatory. Dining Room with Sitting Area, Kitchen, Utility Room/WC, Master bedroom and en-suite, two further double bedrooms and a single bedroom to the first floor with a family bathroom. Outside there is an 'in and out' driveway, a Double Tandem garage and a delightful enclosed rear garden with patios, lawn and a garden pond. Conveniently positioned for easy access to Alfreton, Ripley and connection to the A38 and M1

## FEATURES

- A Well Appointed Detached House
- Sought After Village Of Swanwick
- L Shaped Lounge with Conservatory
- Separate Sitting Room/Dining Room
- Kitchen and Utility/WC
- Four Bedrooms(Master With En Suite)
- Family Bathroom
- Double Garage And Driveway
- Delightful Rear Garden And Patio
- Easy Access To A38/M1, Ripley And Alfreton



# ROOM DESCRIPTIONS

## Entrance Hallway

Entrance hall having a double glazed composite door with UPVC double glazed leaded glass window to the side. There is a central heating radiator, feature wooden floor and stairs storage. Feature double doors lead to the Lounge.

## Living Room

13'4 x 11'7 (4.07m x 3.55m) Approached via feature arched Oak double doors from the Hallway. Having an Adam style fireplace with marble hearth and surround incorporating an electric fire. There is a central heating radiator, UPVC double glazed Bay window to the front. With double glazed French doors accessing the conservatory.

## Conservatory

10'11 x 8'7 (3.34m x 2.64m) Having a brick built base with UPVC double glazed windows and UPVC double glazed French doors which lead out onto the rear garden. There is a tiled floor.

## Dining Room

161 x 10'10 (4.92m x 3.30m) Having a feature brick fireplace and tiled hearth with a log effect Stove style gas fire. With double glazed bay window to front and a radiator.

## Kitchen

10'3 x 9'4 (3.13m x 2.85m) Fitted with a bespoke, hand built solid oak kitchen comprising base cupboards, drawers and eye level units with a solid Oak work surface over incorporating a stainless steel sink/drainage unit with mixer tap. Having a stainless steel range cooker with 6 ring gas burner, electric oven and extractor hood, integral fridge/freezer and plumbing for a dishwasher. There is a Terracotta tiled floor, feature tiling to the splash back, a wall mounted radiator and recessed spotlighting. A double glazed window overlooks the rear aspect and a composite stable door leads to the rear

## Utility/ WC

Comprising wall and base units with a work surface over, plumbing /space underneath for a washing machine and space for tumble dryer. There is also a low level WC and a vanity wash hand basin. Terracotta tiling to the floor and a double glazed window

## First Floor

## Landing

With doors off to all rooms and access to the attic.

## Bedroom One

16'6 x 11'0 (5.05m x 3.36m) With double glazed window to front elevation and a wall mounted radiator.

## En-Suite

10'2 x 5'5 (3.11m x 1.65m) Comprising a double walk in shower unit, a low level wc and a Vanity wash hand basin with tiling to the walls. There are a range of fitted cupboards providing storage space and housing the boiler(serving domestic hot water and central heating system). With two double glazed windows to rear and side aspects, a radiator, electric shaver point and spotlights.

## Bedroom Two

13'0 x 10'4 (3.98m x 3.17m) With bespoke fitted wardrobes in Oak to one wall, a UPVC double glazed window to rear elevation and a radiator.

## Bedroom Three

11'9 x 10'3 (3.59m x 3.15m) With a UPVC double glazed window to front aspect and a radiator.

## Bedroom Four

8'11 x 7'7 (2.74m x 2.32m) With UPVC double glazed window to the front aspect and a radiator. This room is currently used as an office with built in desk unit and shelving.

## Bathroom

6'10 x 5'4 (2.10m x 1.65m) With a three piece suite comprising a vanity unit with wash basin, low level wc and a bath and shower over and folding glass shower screen. With fully tiled walls and flooring, a double glazed window to rear aspect, wall mounted radiator and recessed spotlighting.

## Garage

A 1.5 width car garage with up and over electric door, power and lighting. It provides space for two cars (lengthways) with the added area to the rear which has been sectioned as a workshop/ office area with a composite door leading through to the rear garden.

Above is a loft accessed via a ladder to a boarded storage space with lighting.

## Outside

To the front of the house is a block paved 'in and out' driveway which provides off road parking and access to the Garage. To the surround are well stocked feature borders. A path to the side of the house leads to the delightful rear garden

The rear garden comprises a well maintained lawned area with borders to the surround which are well stocked with a variety of shrubs and flowering plants. There are patio areas, a garden pond and a wooden shed.

## 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.







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