

Taylor Way, Swanwick.

£425,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this four bedroom detached home in the highly desirable village of Swanwick. Having been lovingly upgraded by the current owners, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Study, Lounge, WC, Dining Kitchen & Utility Room to the ground floor with four double Bedrooms, each boasting fitted wardrobes alongside family Bathroom and further En Suite to the first floor.

Externally, the property benefits from impressive spot on exclusive development with driveway parking for several vehicles and access to Garage fitted with light and power to the front elevation. The rear enclosed garden has been wonderfully landscaped to include large entertaining patio perfect for hosting or relaxing due to timber framed shelter. The lawned space is laid with artificial turf and bordered by raised flower beds. There is further space for garden shed whilst the entire area is secured by timber fencing making it ideal for those with pets and young children.



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via a composite door to the front elevation into a light and welcoming reception hall with feature half-wall wood panelling, staircase to the first floor, wall-mounted alarm control panel, and internal doors to the ground floor rooms.

Downstairs WC

Appointed with a two-piece suite comprising a low-flush WC and wall-mounted wash hand basin, radiator, tiled floor, spotlighting, and extractor fan.

Living Room

13' 10" x 10' 7" (4.22m x 3.23m)
Featuring a double glazed bay window to the front elevation, wood-panelled walls, wood flooring, decorative wall lighting, and TV point. The focal point of the room is a modern wall-mounted electric fire with contemporary surround and raised hearth.

Office

8' 6" x 6' 9" (2.59m x 2.06m)
Double glazed window to the front elevation, radiator, wood flooring, and attractive wall panelling.

Open Plan Living Kitchen

24' 10" x 9' 8" (7.57m x 2.95m)
Kitchen Area - Fitted with a stylish range of matching shaker-style wall and base units with granite work surfaces incorporating a moulded 1.5 bowl sink with feature tap. Integrated appliances include an electric oven, microwave, four-ring gas hob with stainless steel extractor canopy and splashback, dishwasher, and fridge/freezer. Finished with tiled flooring, spotlighting, and a double glazed rear window. A door leads into the utility room.
Dining Area - With continuation of the tiled flooring, radiator, and double glazed French doors with side panels opening to the rear garden.

Utility Room

6' 10" x 5' 4" (2.08m x 1.63m)
Fitted with matching cupboards and granite work surfaces, under-counter space and plumbing for a washing machine and tumble dryer, radiator, spotlighting, and internal door to the garage.

First Floor

Landing

A generous landing with half-wall wood panelling, radiator, loft access, useful linen cupboard, and doors to all bedrooms and bathroom.

Bedroom One

10' 10" x 10' 7" (3.30m x 3.23m)
Double glazed window to the front elevation, radiator, wall panelling, fitted wardrobes, decorative wall lighting, and door to:

En-Suite

6' 6" x 4' 6" (1.98m x 1.37m)
Beautifully appointed with a three-piece suite comprising a low-flush WC, vanity wash hand basin, and shower enclosure with marble-tiled backdrop, mains-fed shower, and folding glass screen. Complemented with wall panelling, spotlighting, shaver point, chrome heated towel rail, and obscured double glazed window.

Bedroom Two

10' 6" x 10' 4" (3.20m x 3.15m)
Double glazed window to the front elevation, radiator, shelving, and fitted wardrobes.

Bedroom Three

11' 1" x 7' 2" (3.38m x 2.18m)
Double glazed window to the rear elevation, radiator, shelving, and fitted wardrobe.

Bedroom Four

9' 0" x 6' 9" (2.74m x 2.06m)
Double glazed window to the rear elevation, radiator, and fitted double wardrobe.

Family Bathroom

7' 6" x 5' 4" (2.29m x 1.63m)
A stunning four-piece suite featuring a modern WC, vanity unit, large shower enclosure with mains-fed shower and brushed gold fittings, and a freestanding oval bathtub with wall-mounted taps. Enhanced with a feature illuminated mirror, glass-fronted wall cabinet, brushed gold heated towel rail, wood-effect flooring, obscured double glazed window, spotlighting, and extractor fan.

Outside

To the front elevation is a well-maintained lawn and paved pathway to the entrance door. To the side is a double-width block-paved driveway leading to the attached garage with up-and-over door, power, and lighting. The rear garden offers an excellent outdoor entertaining space with a full-width paved patio, bespoke pergola, and raised flowerbeds. The remainder of the garden is mainly laid to lawn with well-planted borders, paved pathways, and enclosed by timber fencing with side access gate.

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.



FLOORPLAN & EPC

