

Broadway, Swanwick, Derbyshire.

£250,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

A well presented and maintained Detached Bungalow which is located within the sought after village of Swanwick and close to all local amenities. The bungalow is conveniently positioned for easy access into Alfreton, Ripley and connection with the A38 and M1.

The well proportioned accommodation includes an Entrance Hall, a comprehensively fitted Dining Kitchen, a Lounge with feature fireplace, Three Bedrooms (Bedroom Three is used as a Snug and has Patio doors leading to the rear garden) and a modern Shower Room

The bungalow benefits from UPVc double glazing and Gas Central Heating via a Combination Boiler.

Outside there is an extensive driveway providing off road parking for several vehicles and leads to a Car Port and Detached Single Garage. Gardens are to the front and rear

Offered with No Chain and Vacant possession. An internal inspection is strongly recommended.

FEATURES

- Well Presented Detached Bungalow
- Entrance Hall And Dining Kitchen
- Lounge With Feature Fireplace
- Modern Shower Room
- Three Bedrooms
- Driveway For Several Vehicles
- Detached Single Garage And Car Port
- Gardens Front And Rear
- Easy Access To A38/M1, Ripley And Alfreton
- Offered With No Chain/Vacant Possession



ROOM DESCRIPTIONS

Entrance Hallway

Having a UPVC double glazed entrance door with feature leaded glass insert and double glazed UPVC double window to the side. There is a central heating radiator and access is provided to the roof space. **Please note there is a built-in cupboard housing the boiler which is off the external porch.

Dining Kitchen

11'10 x 11'8 (3.62m x 3.58m)

Comprehensively fitted with a range of light oak base cupboards, drawers, eyelevel units and feature leaded glass display cabinets with a complimentary roll top works surface over incorporating a stainless steel sink/drainage unit with mixer tap. Integrated appliances include a gas oven, gas hob and extractor fan. There is plumbing for an automatic, washing machine, tiling to splashback areas and a tiled floor. Having a central heating radiator and a UPVC double glazed window to the front elevation.

Lounge

14'7 x 11'10 (4.47m x 3.62m)

Having a feature stone fireplace with tiled hearth, TV plinth and housing, a living flame gas fire. There is a central heating radiator and a UPVC double glazed window to the front.

Bedroom One

11'9 x 11'7 (3.61m x 3.55m)

Having a central heating radiator and a UPVC double glazed window to the rear garden.

Bedroom Two

11'9 x 8'3 (3.59m x 2.53m)

With a central heating radiator and a UPVC double glazed window to the side.

Bedroom Three/Snug/Study

10'6 x 7'10 (3.20m x 2.39m)

With a central heating radiator and UPVC double glazed patio doors providing access and views of the rear garden and patio.

Shower Room

7'5 x 7'0 (2.28m x 2.14m)

Appointed with a modern three-piece suite in white comprising of a vanity wash hand basin with useful cupboards and drawers beneath, a low flush WC and a walk-in shower cubicle with electric shower over, glass, shower doors and tiling to splashback areas. There is a central heating radiator, a wall mounted mirror and a UPVC double glazed window with frosted

Outside

To the front there is a lawned garden with a variety of shrubs and flowering plants to the borders.

An extensive tarmac driveway provides off-road parking for several vehicles and leads to an additional block paved driveway and carport. This leads to a detached single garage with up and over door and a gate to the side which provides access to the rear garden.

The rear garden comprises a paved patio with steps leading down to a central path. There is a lawned garden to one side and a variety of well stocked borders, mature trees and flowering plants.

Council Tax

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



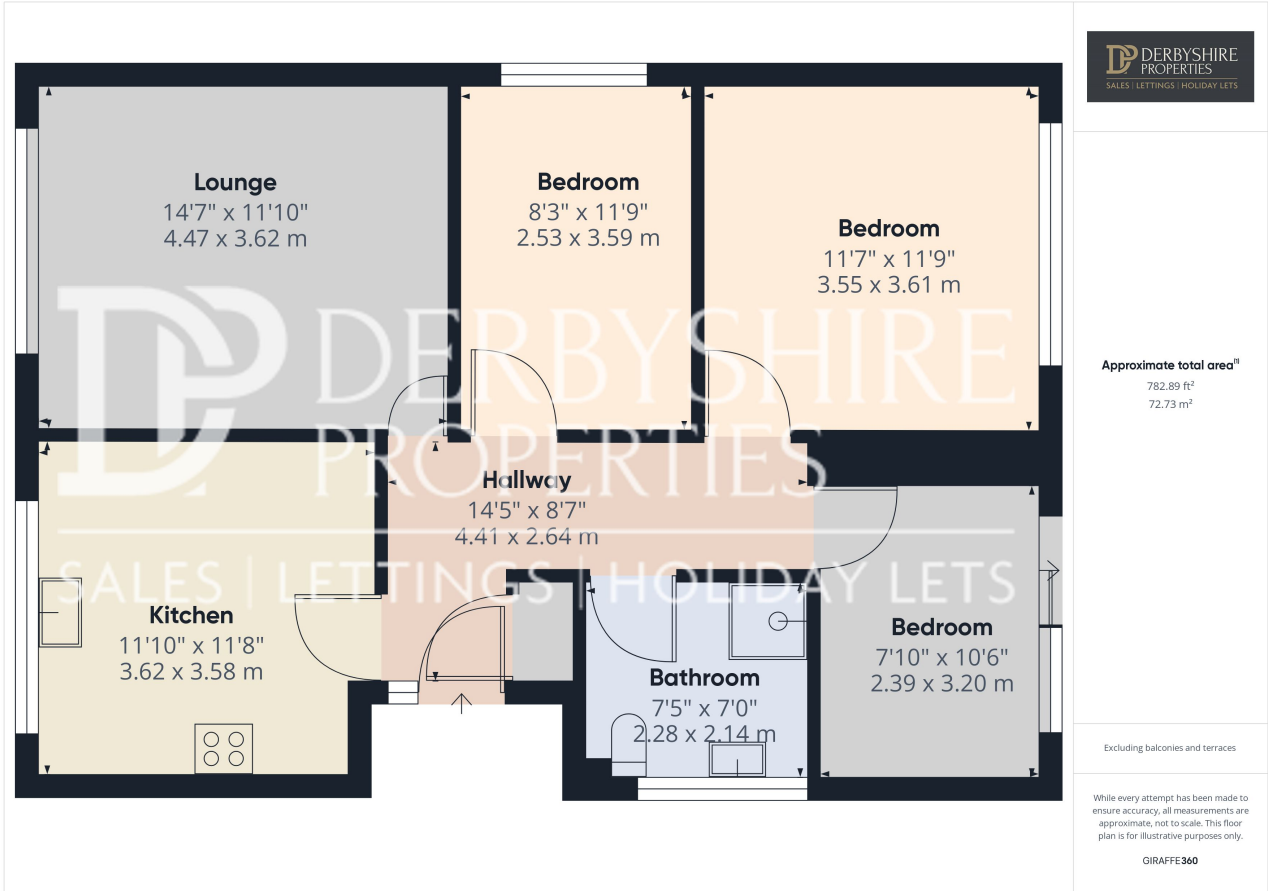
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FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	