

Mentmore Close, Swanwick.

£235,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this immaculately presented two bedroom bungalow on much sought after residential estate in the highly regarded village of Swanwick. Boasting stunning garden pod and detached garage, we recommend an early internal inspection to avoid disappointment.

Internally, the home offers single storey living briefly comprises; Entrance Hall, Fabulous open plan dining/living/kitchen, superb four piece Bathroom and two double Bedrooms.

Externally, the property offers driveway parking for several vehicles to the front elevation with mature shrubbery offering a degree of privacy. The side elevation provides more parking and access to detached garage which is fitted with light, power and utility space is accessed via double doors. The rear garden itself features patio and decked entertaining spaces with reaching lawn which boasts mature borders. Garden pod features double glazed bi fold doors opening to composite decking ensuring the ideal environment to host or relax throughout the seasons. The pod features wooden flooring throughout and further double glazed windows maximising the natural light and forming the ideal hobby space, home gym or bar.

## FEATURES

- Driveway Parking & Detached Garage
- Modern Two Bedroom Bungalow
- Highly regarded Village of Swanwick
- Two Bedrooms & Four Piece Bathroom
- Viewing Absolutely Essential!
- Stunning Renovation
- Impressive Rear Garden
- Garden Pod With Bi Fold Doors



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via composite door to side elevation with tiled flooring and doorways to;

### Open Living/Dining/Kitchen

A stunning open plan family area ideal for entertaining or relaxing. The kitchen itself features a range of base cupboard and eye level units with complimentary worktops over and a range of high specification fitted appliances including; Double oven, microwave, electric hob with central extractor unit, fitted dishwasher, fridge, freezer and inset sink/drainer unit beneath double glazed window. Cleverly implemented breakfast bar and useful low level oak shelving combine to complete the space. Tiled flooring extends to the living space where media wall with space for television, sound bar and fitted electric fire with decorative display reside. Wall mounted radiator and decorative panelling to the walls completes the area. Open aspect to the Conservatory/Dining area.

### Conservatory/Dining Area

A double glazed orangery extension benefitting from double glazed surround, roof lantern, wall mounted radiator and a continuation of the tiled flooring. Double glazed French doors open to rear garden.

### Bedroom One

With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Full length fitted wardrobes with mirrored sliding doors provide a wealth of storage/hanging capacity.

### Bedroom Two

With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Double fitted wardrobes provide valuable storage capacity.

### Bathroom

A meticulously designed four piece suite including; Freestanding bath, corner shower cubicle, handwash basin and low level WC. Tiled flooring runs throughout whilst inset shelving with downlights, wall mounted radiator and double glazed obscured window to side elevation completes the space.

### Outside

Externally, the property offers driveway parking for several vehicles to the front elevation with mature shrubbery offering a degree of privacy. The side elevation provides more parking and access to detached garage which is fitted with light, power and utility space is accessed via double doors. The rear garden itself features patio and decked entertaining spaces with reaching lawn which boasts mature borders. Garden pod features double glazed bi fold doors opening to composite decking ensuring the ideal environment to host or relax throughout the seasons. The pod features wooden flooring throughout and further double glazed windows maximising the natural light and forming the ideal hobby space, home gym or bar.

### 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.



## FLOORPLAN & EPC

