

Stoneleigh Way, Swanwick.

£279,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this detached four bedroom family home on extremely popular residential estate in Swanwick. Boasting prominent position including driveway parking for numerous vehicles and private rear enclosed garden, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Dining Kitchen, Utility Room, WC, Lounge and separate Living Room/fourth Bedroom to the ground floor with three further Bedrooms and the family Bathroom located on the first floor.

Externally, the property boasts prominent position on sought after residential street and consists of driveway parking for numerous vehicles as well as impressive front lawn to the front elevation. The rear enclosed garden is mainly laid to lawn whilst featuring the perfect space to entertain or relax thanks to sun patio and artificially turfed seating area. The garden is bordered and secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Detached Family Home In A Sought After Location
- Popular Village of Swanwick
- Great First Time Buy
- Family Home
- Ideal for access to Alfreton, Ripley, A38 and M1
- Walking distance to local amenities



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC door to front elevation with fitted cupboard, wall mounted radiator and wood effect flooring.

### Living Room

13' 10" x 11' 7" (4.22m x 3.53m) With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

### Kitchen

17' 0" x 11' 2" (5.18m x 3.40m) Featuring wall and base units with complimentary work surfaces integrating gas hob with cooker hood over, integrated dishwasher and bins, double eye level oven, spot lights, wall mounted radiator, wood effect flooring, UPVC French doors accessing rear enclosed garden and UPVC window to the rear elevation.

### Utility Room

11' 5" x 8' 2" (3.48m x 2.49m) Featuring wall and base units with work surfaces over, wall mounted radiator, UPVC double glazed window to the rear elevation and UPVC door accessing rear enclosed garden.

### Bedroom Four

10' 3" x 9' 3" (3.12m x 2.82m) With double glazed window to front elevation, wood effect flooring and wall mounted radiator.

### Downstairs WC

### First Floor

### Landing

### Bedroom One

11' 6" x 9' 10" (3.51m x 3.00m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

11' 8" x 8' 5" (3.56m x 2.57m) With double glazed window to front elevation, wall mounted radiator and laminate flooring.

### Bedroom Three

8' 4" x 7' 0" (2.54m x 2.13m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

8' 1" x 6' 0" (2.46m x 1.83m) A three piece suite comprising; Bath with shower over, vanity handwash basin and low level WC. Wood effect laminate runs throughout whilst wall mounted heated towel rail and double glazed obscured window to front elevation completes the space.

### Outside

Externally, the property boasts prominent position on sought after residential street and consists of driveway parking for numerous vehicles as well as impressive front lawn to the front elevation. The rear enclosed garden is mainly laid to lawn whilst featuring the perfect space to entertain or relax thanks to sun patio and artificially turfed seating area. The garden is bordered and secured by timber fencing making it ideal for those with pets and young children.

### 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.







FLOORPLAN & EPC

