

Butterfield Crescent, Swanwick.

£280,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom detached bungalow located in popular village of Swanwick. Boasting wonderful cul-de-sac plot, the bungalow offers off street parking for several vehicles as part of block paved driveway and private rear enclosed garden. We anticipate high early interest and recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Kitchen, Lounge, Inner Hallway, Bathroom and Two Bedrooms. Externally, the Bungalow offers a wealth of off street parking thanks to block paved driveway, a front lawn which has been well maintained and is bordered by shrubbery as well as a rear enclosed garden featuring lawn and patio element perfect for relaxing or entertaining, all of which bordered by timber fencing. The property also hosts a single garage hosting light and power of its own.

## FEATURES

- Beautiful Detached Bungalow
- Two Bedrooms
- Cul-De-Sac Location
- Parking for several vehicles
- Sought after location
- Viewing Highly Recommended



## ROOM DESCRIPTIONS

### Kitchen

9' 7" x 7' 4" (2.92m x 2.24m) Accessed via UPVC double glazed door from side elevation, the Kitchen is fitted with a range of base cupboards and eye level units hosting a range of appliance tied together by wood effect laminate work surfaces. Fitted appliances include; Dishwasher, Fridge Freezer, Electric oven and hob with overhead extractor hood and designer sink and drainer unit. Double glazed window to front elevation, tiled splashback to cover hob area and tiled flooring complete the space.

### Living Room

15' 0" x 10' 3" (4.57m x 3.12m) Accessed from the Kitchen, the Living Room enjoys double glazed bay window to the front elevation, wall mounted gas fire and carpeted flooring. Access to Hallway.

### Inner Hallway

With doorways to Living Room, Bedroom One, Bedroom Two and the Bathroom. The carpeted space benefits from built in store cupboards hosting shelving space and the loft hatch can also be accessed here.

### Bedroom One

11' 10" x 8' 4" (3.61m x 2.54m) With double glazed window to the rear elevation overlooking rear enclosed garden, wall mounted radiator and carpeted flooring. The room comes equipped with built in wardrobes hosting a range of shelving and hanging space. The wardrobe doors are glass and there are fitted spotlights above the unit.

### Bedroom Two

9' 3" x 7' 6" (2.82m x 2.29m) With double glazed French doors accessing the rear enclosed garden, wall mounted radiator and carpeted flooring.

### Bathroom

9' 3" x 5' 5" (2.82m x 1.65m) A four piece suite including; Corner shower cubicle, separate bath, vanity wash basin and toilet. Wooden flooring, tiled walls, ceiling fitted extractor fan, wall mounted heated towel rail and double glazed obscured window to the side elevation complete the space.

### Outside

Externally, the Bungalow offers a wealth of off street parking thanks to block paved driveway, a front lawn which has been well maintained and is bordered by shrubbery as well as a rear enclosed garden featuring lawn and patio element perfect for relaxing or entertaining, all of which bordered by timber fencing. The property also hosts a single garage hosting light and power of its own.

### 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

