

Taylor Way, Swanwick.

£400,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this four bedroom family home on popular residential estate in Swanwick. Perfect for access to A38 and M1 road links whilst retaining the charm of its village location, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, WC, Lounge, Dining/Living Kitchen & Utility Room to the ground floor with four double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the property benefits from block paved driveway parking for several vehicles to the front elevation with access to integral garage via roller door. The driveway has lawned spaces to either side and access to rear enclosed garden via tiled walkway. The rear enclosed garden is a low maintenance space with sizeable stoned courtyard/patio forming the ideal space to relax or entertain. The space is secured by timber fencing making it ideal for those with pets.

## FEATURES

- Low maintenance
- Detached Family Home
- Perfect For Access to A38 & M1
- Four Double Bedrooms
- WC, En Suite And Family Bathroom
- Dining Kitchen



# ROOM DESCRIPTIONS

## Entrance Hallway

Accessed via composite door to side elevation with LVT flooring, mini wall mounted radiator, carpeted stairs to the first floor and doorways to;

## Downstairs WC

A spacious area with wall mounted handwash basin, low level WC and tiled splashback. Fitted unit features whilst understairs cupboard provides further valuable storage capacity.

## Living Room

4.46m x 3.39m (14' 8" x 11' 1") With double glazed bay window to front elevation, wall mounted radiator and LVT flooring.

## Open Plan Living Kitchen

7.49m x 3.01m (24' 7" x 9' 11") An ideal family space. The kitchen itself features a glossed range of base cupboards and eye level units with complimentary worktops over and a host of fitted appliances including; Gas oven, hob with accompanying extractor hood, fitted fridge freezer, dishwasher and inset stainless steel sink & drainer unit. LVT flooring extends to the dining/living area whilst wall mounted radiator and double glazed French doors accessing the rear enclosed garden reside.

## Utility Room

2.21m x 1.60m (7' 3" x 5' 3") With worktop space of its own, inset sink, under counter plumbing/power for appliances and fitted pantry cupboard. Access to side elevation.

## First Floor

## Landing

Accessing all four Bedrooms and the family bathroom, this carpeted space also benefits from airing cupboard for storage and access to loft hatch.

## Bedroom One

3.91m x 3.36m (12' 10" x 11' 0") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. This room benefits from hidden dressing area fitted with full length fitted wardrobes housing ample hanging/storage capacity. Access to En Suite.

## En-Suite

2.29m x 0.86m (7' 6" x 2' 10") A tiled three piece suite including; Walk-in shower, wall mounted handwash basin and low level WC. Wall mounted heated towel rail, dual mirrors and ceiling fitted extractor fan completes the space.

## Bedroom Two

4.46m x 2.91m (14' 8" x 9' 7") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes.

## Bedroom Three

3.46m x 2.49m (11' 4" x 8' 2") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes.

## Bedroom Four

3.07m x 2.17m (10' 1" x 7' 1") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes.

## Bathroom

2.36m x 1.66m (7' 9" x 5' 5") A stylish three piece suite including; Bath with shower screen and attachment, wall mounted handwash basin and low level WC. Wall mounted heated towel rail, double glazed obscured window to rear elevation, dual mirrors and ceiling fitted extractor fan completes the space.

## Outside

Externally, the property benefits from block paved driveway parking for several vehicles to the front elevation with access to integral garage via roller door. The driveway has lawned spaces to either side and dual access to rear enclosed garden via tiled walkways. The rear enclosed garden is a low maintenance space with sizeable stoned courtyard/patio forming the ideal space to relax or entertain. The space is secured by timber fencing making it ideal for those with pets.

## 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

