

Crays Hill, Swanwick.

£350,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DP DERBYSHIRE
PROPERTIES
SALES LETTINGS HOLIDAY LETTINGS

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this four bedroom detached family home in incredibly popular village location. A short walk to local primary and secondary schools whilst benefitting from easy access to A38 and M1 road links, we recommend an early internal inspection to avoid disappointment.

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

Externally, the property offers driveway parking for multiple vehicles to the front elevation as well as access to single Garage fitted with up and over door. The driveway also boasts electric vehicle charging point. The rear enclosed garden is a wonderful, private space featuring impressive entertaining patio, perfect for hosting or relaxing with separate lawn area, raised decked space and further lawn area on a higher tier. With open views and fields to the rear, the garden itself is bordered by a combination of timber fencing and mature shrubbery.

FEATURES

- Walking distance to local amenities
- Double Bedrooms
- Sought After Derbyshire Village
- Walking distance to schools and parks
- Perfect for access to A38 and M1
- Detached Family Home In Popular Location



ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC door to front elevation with double glazed window to front elevation, wall mounted radiator and tiled flooring throughout. Doorways accessing:

WC

Comprising modern fitted suite with low level wc and wall mounted wash basin. With wall mounted radiator, ceiling light and extractor.

Lounge

24' 1" x 11' 7" (7.34m x 3.53m) Dual aspect living room offering with electric fireplace fitted in decorative surround. There is double glazed window to front elevation and double glazed French doors accessing rear enclosed garden. Carpeted flooring and wall mounted radiator complete the space.

Dining Room

11' 0" x 10' 0" (3.35m x 3.05m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Kitchen

16' 10" x 12' 7" (5.13m x 3.84m) A modern fitted kitchen comprising a range of wall and base units. Fitted with an integral double, electric oven, five ring gas hob and hood as well as an integrated dishwasher. There is also further space and plumbing for an American style fridge/freezer. With double glazed window to rear aspect, laminate flooring, wall mounted radiator and ceiling light.

Utility Room

8' 9" x 6' 8" (2.67m x 2.03m) With a range of wall and base units having plumbing and space for washing machine and tumble dryer. With double glazed window to side elevation, UPVC door leading to the rear enclosed garden, wall mounted radiator and ceiling light. A door leads internally to the Garage.

Landing

Accessing all four Bedrooms and the family Bathroom with double glazed window to front elevation, carpeted flooring and access to fitted airing cupboard providing valuable storage capacity.

Bedroom One

12' 4" x 11' 7" (3.76m x 3.53m) Boasting full length fitted wardrobe units with mirrored sliding doors, double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

En Suite

7' 4" x 3' 9" (2.24m x 1.14m) Comprising corner shower cubicle, low level WC, pedestal wash basin and extractor. With double glazed window to rear elevation, heated towel rail and ceiling light.

Bedroom Two

11' 7" x 9' 4" (3.53m x 2.84m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

12' 7" x 8' 2" (3.84m x 2.49m) With double glazed window to front elevation, wall mounted radiator and wooden flooring.

Bedroom Four

10' 0" x 9' 5" (3.05m x 2.87m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

9' 11" x 5' 8" (3.02m x 1.73m) A tiled three piece suite comprising: Corner bath unit with shower screen and attachment, vanity handwash basin and low level WC. Wall mounted heated towel rail features whilst double glazed obscured window appears to side elevation.

Outside

Externally, the property offers driveway parking for multiple vehicles to the front elevation as well as access to single Garage fitted with up and over door. The driveway also boasts electric vehicle charging point. The rear enclosed garden is a wonderful, private space featuring impressive entertaining patio, perfect for hosting or relaxing with separate lawn area, raised decked space and further lawn area on a higher tier. With open views and fields to the rear, the garden itself is bordered by a combination of timber fencing and mature shrubbery.

Council Tax

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

