

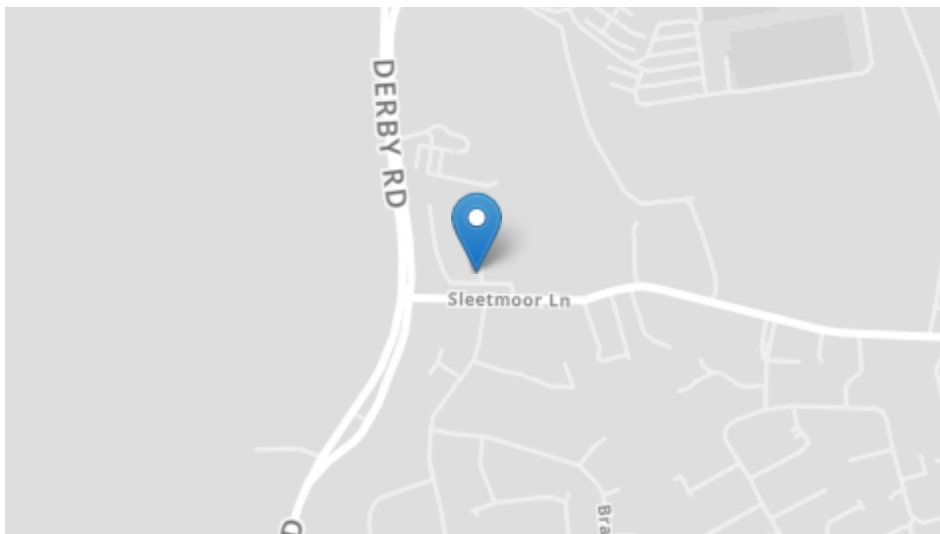
Taylor Way, Swanwick, Derby, Derbyshire, DE55 1SJ

£490,000

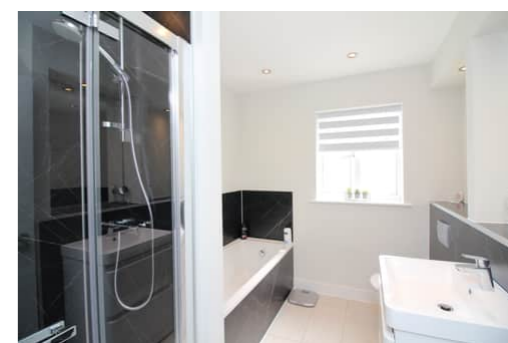


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 5 Bedrooms
- 2 En Suites & Family Bathroom
- Downstairs WC & Utility Room
- Open Plan Dining Kitchen
- Driveway & Double Garage
- Builder's Warranty
- CALL 8AM-8PM, 7 DAYS TO BOOK VIEWING

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 24675808

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** SHOWHOME CONDITION *** Swanwick Fields is a development of 43 well beautifully crafted, stone built homes in a prestigious village in Derbyshire. All plots are reserved, so this is an excellent opportunity to benefit from the range of luxury extras & high spec enhancements the current owners have made since the recent completion of the property. This particular 5 bedroom home will appeal to families who will appreciate the space inside and out - comprising in brief: entrance hallway, lounge, downstairs WC, study, open plan dining kitchen, utility room, upstairs landing to the 5 well proportioned bedrooms (2 en suites and a dressing room off the primary bedroom) and family bathroom. Outside, the turfed rear garden is south facing and provides a blank canvas with a high level of privacy, whilst a driveway and garage to the front give ample off street parking. There are a number of shops, pubs and other local businesses within the village and there are excellent road links with the A38 nearby and the M1 motorway approx 11 miles away.

Ground Floor

Entrance Hall

Composite entrance door, tiled flooring with under floor heating, stairs to the first floor and doors to the dining kitchen and study. Stairs to the first floor.

WC

2 piece suite in white comprising concealed cistern WC and wall mounted sink. Extractor fan, under floor heating and ceiling spotlights.

Lounge

5.22m x 3.89m (17' 2" x 12' 9") UPVC double glazed window to the rear, Inglenook fireplace with inset space for electric burner style fire, under floor heating, inset TV point and French doors to the rear garden with perfect fit blinds.

Study

3.52m into the bay x 3.31m (11' 7" x 10' 10") UPVC double glazed bay window to the front, integrated shutter blinds and under floor heating.

Dining Kitchen

6.24m (7.44m max) x 5.29m (20' 6" x 17' 4") A range of matching wall & base units, granite work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height double oven & microwave, 5 ring gas hob with extractor over, fridge freezer, dishwasher and wine cooler. Central island offering further storage space, breakfast bar, tiled flooring with underfloor heating, ceiling spotlights. 2 uPVC double glazed windows to the side with integrated shutter blinds and bi folding doors to the rear garden with perfect fit blinds. Door to the utility room.

Utility Room

2.2m x 2.09m (7' 3" x 6' 10") A range of matching wall & base units and granite work surfaces. Plumbing for washing machine, integrated boiler, tiled flooring with under floor heating, ceiling spotlights, extractor fan and door to the side.

First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic, radiator and doors to all bedrooms and bathroom.

Bedroom 1

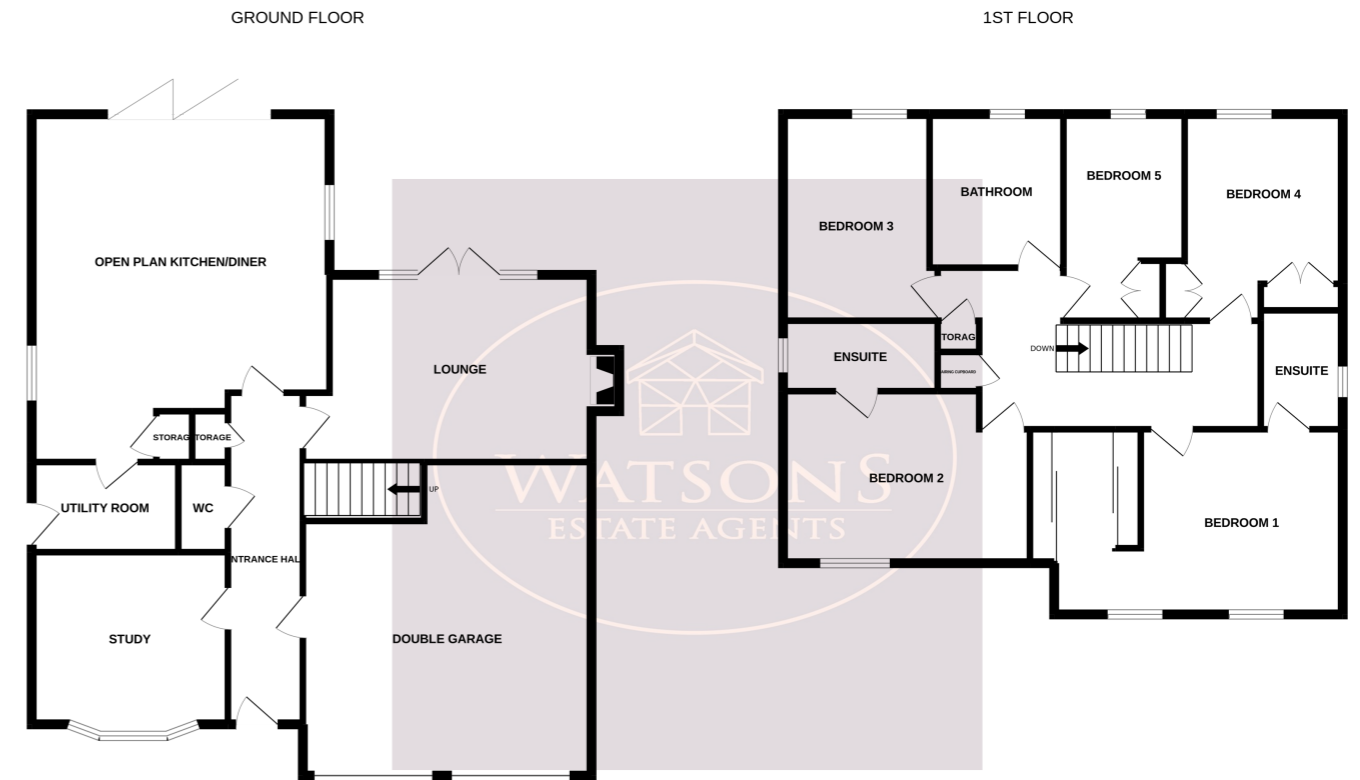
3.41m x 2.73m (11' 2" x 8' 11") UPVC double glazed window to the front with integrated shutter blinds, radiator, open plan to the dressing room and door to the en suite.

Dressing Room

3.41m x 2.57m (11' 2" x 8' 5") UPVC double glazed window to the front with integrated shutter blinds, a range of fitted wardrobes and radiator.

En Suite

3 piece suite in white comprising a concealed cistern WC, wall mounted sink with shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights and extractor fan.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 2

3.58m x 2.83m (11' 9" x 9' 3") UPVC double glazed window to the front with integrated shutter blinds, radiator, open plan to the dressing room and door to the en suite.

Dressing Room

3.57m x 1.68m (11' 9" x 5' 6") UPVC double glazed window to the front, fitted sliding door wardrobes and radiator.

En Suite

3 piece suite in white comprising concealed cistern WC, wall mounted sink and shower cubicle with mains fed shower. Chrome heated towel rail, extractor fan and ceiling spotlights.

Bedroom 3

3.69m x 2.53m (12' 1" x 8' 4") UPVC double glazed window to the rear with integrated shutter blinds and radiator.

Bedroom 4

3.92m x 2.88m (12' 10" x 9' 5") UPVC double glazed window to the rear with integrated shutter blinds and radiator.

Bedroom 5

3.94m x 2.73m (12' 11" x 8' 11") UPVC double glazed window to the rear with integrated shutter blinds and radiator.

Bathroom

4 piece suite in white comprising concealed cistern WC, wall mounted sink, bath and corner shower cubicle with mains fed shower. Chrome heated towel rail, extractor fan and ceiling spotlights.

Outside

To the front of the property is a well tended lawn and a brick paved driveway offering ample off road parking leading to the double garage measuring 5.59m x 5.46m with 2 electric roll up doors and a Tethered electric car charging point. The South facing rear garden offers a good level of privacy and comprises a paved patio, well tended lawn, external tap & power point and is enclosed by timber fencing to the perimeter with gated access to the side.