

Mill Close, Swanwick.

£240,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this two bedroom detached bungalow situated in cul de sac position within the much sought after village of Swanwick. We recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living briefly comprising; Entrance Hall, Lounge, Kitchen, Bathroom and two double Bedrooms. Externally, the property benefits from impressive yet manageable plot consisting of driveway parking for multiple vehicles and lawn laid with artificial turf to the front elevation. The resin driveway extends into pathway which leads to the back garden where you will find patio space perfect for hosting and relaxing as well as sizeable lawn space bordered and secured by a combination of timber fencing and mature shrubbery.

FEATURES

- Walking distance to local amenities
- Double Bedrooms
- Much Sought After Village Location
- Cul De Sac position
- NO UPWARD CHAIN & VACANT POSSESSION
- Perfect for access to A38 and M1
- Ready to move into



ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC door to side elevation with wall mounted radiator and wood effect flooring. Doorways to;

Lounge

15' 6" x 10' 4" (4.72m x 3.15m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Kitchen

10' 7" x 6' 11" (3.23m x 2.11m) Featuring a range of base cupboards and eye level units with complementary wood effect worktops over and a range of fitted appliances including; Gas oven, electric hob with accompanying extractor hood, inset one and a half bowl sink and under counter plumbing for washing machine/dryer. Tiled flooring runs throughout whilst double glazed window features to side elevation.

Bathroom

8' 5" x 5' 4" (2.57m x 1.63m) A stylish three piece suite including; Double walk in shower, vanity handwash basin and low level WC. Tiled flooring runs throughout whilst wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to side elevation completes the space.

Bedroom One

12' 4" x 10' 3" (3.76m x 3.12m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to fitted cupboard which has potential to convert to En Suite or walk-in wardrobe.

Bedroom Two

10' 0" x 9' 0" (3.05m x 2.74m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Outside

Externally, the property benefits from impressive yet manageable plot consisting of driveway parking for multiple vehicles and lawn laid with artificial turf to the front elevation. The resin driveway extends into pathway which leads to the back garden where you will find patio space perfect for hosting and relaxing as well as sizeable lawn space bordered and secured by a combination of timber fencing and mature shrubbery.

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

