

Charnwood Close, Swanwick.

£190,000 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 two bedroom home boasting enviable position in cul de sac location. Situated in the highly regarded village of Swanwick, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge, Dining Kitchen & Conservatory to the ground floor with two double Bedrooms and Bathroom to the first floor. Externally, the home benefits from impressive plot featuring front lawn, driveway parking for several vehicles to the front/side elevation and a fantastic rear enclosed garden. The garden features sizeable entertaining patio and further lawned space, together forming the ideal area to host or relax. There is space for two sheds whilst the entire area is secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

## FEATURES

- Perfect First Home
- Parking For Several Vehicles
- Impressive Rear Garden
- Two Double Bedrooms
- Deceptively Spacious Accommodation
- Ideal For Access to A38 & M1
- Walking Distance To All Local Amenities
- Walking Distance To Schools/Shops



## ROOM DESCRIPTIONS

### Entrance

Accessed via composite door to front elevation with mini wall mounted radiator and carpeted flooring with stairs rising to first floor. Doorway to;

### Living Room

3.85m x 2.97m (12' 8" x 9' 9") With double glazed window to front elevation, wall mounted radiator and wood effect flooring. The centre piece of the room is fireplace on raised hearth set in decorative surround.

### Dining Kitchen

3.90m x 2.77m (12' 10" x 9' 1") The kitchen itself features a range of base cupboards and eye level units with complimentary worktops over and fitted gas oven and gas hob with accompanying extractor hood. Inset sink sits beneath double glazed window overlooking rear garden. Wood effect flooring extends to the dining area where wall mounted radiator, understairs cupboard and double glazed sliding doors accessing the Conservatory are situated.

### Conservatory

3.59m x 1.91m (11' 9" x 6' 3") UPVC double glazed surround conservatory with a brick base, wall lights and door accessing rear garden.

### Landing

Accessing both Bedrooms and the family Bathroom.

### Bedroom One

3.51m x 2.89m (11' 6" x 9' 6") With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Fitted wardrobe over stairs provides valuable storage/hanging capacity.

### Bedroom Two

3.15m x 2.06m (10' 4" x 6' 9") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

### Bathroom

A tiled three piece suite including bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall fitted extractor unit, wall mounted radiator and double glazed obscured window to rear elevation completes the space.

### Outside

Externally, the home benefits from impressive plot featuring front lawn, driveway parking for several vehicles to the front/side elevation and a fantastic rear enclosed garden. The garden features sizeable entertaining patio and further lawned space, together forming the ideal area to host or relax. There is space for two sheds whilst the entire area is secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

### 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 & EPC

