

Derby Road, Swanwick, Derbyshire.

£295,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

A superbly appointed and skillfully modernised, Grade 2 listed Stone Cottage which enjoys an enviable historic courtyard development of similar properties. The cottage retains character, charm and original features yet offers modern living space.

Accommodation comprises an Open Plan Kitchen/Living/Dining Room with an Inglenook fireplace and cast iron log burner, Cellar, Two Double Bedrooms and a Bathroom with modern suite and a Roll Top Bath. The cottage benefits from Gas central heating and double glazing throughout.

Enviably plot which extends to the front, side and rear providing off road parking for several vehicles. To side there is a delightful vegetable/flower garden, fruit trees/bushes and a Detached brick built potting shed. The garden extends to the rear where there is an extensive lawned garden with patios, an additional garden shed and a greenhouse.

Easy reach of Ripley, Alfreton and connection to the A38 and M1.

An internal viewing is highly recommended to fully appreciate this lovely cottage!

FEATURES

- Characterful Grade Two Listed Stone Cottage
- Enviably Courtyard In Sought After Swanwick
- Skillfully And Sympathetically Modernised
- Open Plan Kitchen/Dining/Living Space
- Two Double Bedrooms
- Bathroom With Roll Top Bath
- Delightful Cottage Style Garden To Side And Rear
- Off Road Parking For Several Vehicles
- Additional Cellar And Attic Space
- Viewing Essential To Appreciate Character And Charm



ROOM DESCRIPTIONS

Kitchen/Living/Dining Area

17'6 x 15'9 (5.36m x 4.82m)

Entrance lobby with door providing access to the front and having a traditional style radiator, wooden panelling to the walls, deep skirting boards and an under stairs cupboard/pantry which provides excellent storage space.

Kitchen area is comprehensively fitted with a range of hand built, painted timber base cupboards, drawers and eye level units with a complimentary wooden work surface over incorporating a farmhouse style sink. There is an integrated dishwasher and a dual fuel range cooker with double electric oven and gas hob. Having a wall mounted concealed combination boiler, feature wooden panelling, wall mounted shelving, double glazed timber windows to the front and side and spotlighting to the ceiling. Wooden floor which flows into the Lounge/Dining Area.

The kitchen area opens to the Lounge/Dining area which has a feature Inglenook style fireplace with wooden lintel and stone hearth housing a cast iron log burning stove. There is a feature, exposed dressed stone wall, a traditional style radiator, timber panelling to the walls and a double glazed wooden window overlooking the rear garden with deep painted timber sill. A door provides access to the rear garden. Door leads to the inner lobby which has stairs leading off to first floor.

First Floor

Landing

With a feature dressed exposed stonework, timber beam and central heating radiator. There is a double glazed window the front elevation with deep sill

Bedroom One

11'2 x 10'7 (3.42m x 3.23m)

With a central heating radiator and a double glazed timber window with deep sill, to the front elevation.

Bedroom Two

13'0 x 6'10 (3.97m x 2.10m)

With an exposed, dressed stone wall, a central heating radiator and a double glazed timber window with deep sill to the rear elevation.

Bathroom

7'10 x 7'2 (2.39m x 2.19m)

Appointed with a three-piece suite comprising a roll top bath with Ball and Claw feet, handheld shower attachment and a separate mains fed shower with glass shower screen. There is a pedestal wash hand basin and a low flush WC with Metro Style vertical tiling to all splash back areas. Having a double glazed window with frosted glass, a deep timber sill, a Chrome heated towel rail and a built-in cupboard which provides excellent storage space. Access is provided to the roof space which has exposed Timbers and could be converted back to living space, subject to the necessary consents

Cellar

Steps lead down to the Cellar from outside the house at the rear. This provides a useful storage space with cold shelves, exposed stone and brickwork exposed timbers, light and shelving. .

Outside

To the front of property, there is a raised bed with stone surround and a pathway which provides access to the front door. A granite set driveway provides off road parking and leads to double timber gates which provide access to an extensive, gravelled driveway which provides additional parking for several vehicles at the side of the house.

Beyond the driveway an enviable cottage style garden which expands to the side and rear of the cottage. To side there is a delightful vegetable/flower garden, fruit trees/bushes and a Detached brick built potting shed which has a stable door, single glazed windows, light and power. There is a herb garden and Greenhouse

The garden extends to the rear where there is an extensive lawned garden with a paved patio, a graveled patio, an additional garden shed which has light and power and provides excellent storage space. There is outside lighting and a cold water tap

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

