

Rowthorne Avenue, Swanwick.

£330,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For sale' this extended detached family home in the much sought after village of Swanwick. Occupying impressive corner plot, the property boasts versatile living accommodation throughout. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge and open plan Dining/Living/Kitchen to the ground floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the property boasts fantastic corner plot consisting of block paved driveway fit to house several vehicles to the front elevation alongside front lawn with potential to create further parking. The double garage can be accessed via electric roller doors and is further fitted with light and power. The rear enclosed garden is a wonderful space featuring vegetable patch, lawned areas and entertaining space ensuring the perfect area to host or relax. The garden is bordered by a combination of timber fencing and brick walls ensuring a safe, secure space for those with pets and young children.

FEATURES

- Extended Family Home
- Much Sought After Village Location
- Driveway Parking & Double Garage
- Perfect for access to A38 and M1
- Open Plan Dining Kitchen
- Quiet Residential Location



ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite door to front elevation with wooden flooring throughout, wall mounted radiator, understairs store cupboard and carpeted stairs fitted with sensor spotlights rise to first floor. Doorways to;

WC

Lounge

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. The centre piece of the room is log burner sat on raised hearth in decorative surround. Internal French doors open to Dining Kitchen.

Dining Kitchen

A stunning open plan space with double glazed bifold doors opening to the rear enclosed garden. The kitchen itself features a range of base cupboards and eye level unit with complimentary Quartz worktops over and a host of fitted appliances including; Double oven, induction hob with inset extractor unit, fitted fridge freezer, fitted dishwasher and inset sink with hot tap. Wood effect flooring extends to the Dining Area where fitted breakfast bar and wall mounted radiator complete the space.

Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space benefits from double glazed window to side elevation.

Bedroom One

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

A tiled three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC. Fitted unit provides valuable storage space whilst wall mounted heated towel rail, ceiling fitted extractor fan and double glazed window to front elevation completes the space.

Outside

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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.



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