

Delamere Close, Swanwick.

£300,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

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

Internally, the property briefly comprises; Kitchen, Living Room, Inner Hallway, Bathroom, Dining/Living Conservatory and two Bedrooms.

Externally, the property benefits from sizeable corner plot including well maintained front lawn with block paved driveway parking for multiple vehicles to the side elevation. Driveway leads to detached tandem Garage perfect for storing vehicles and general garden storage. The rear enclosed garden is an impressive space mainly laid to lawn with wonderful sun patio ideal for relaxing and entertaining. Further gravelled area ideal to host greenhouse or shed further extends round the side elevation. The entire space is bordered by low level stone fencing and mature shrubbery allowing the property to remain secure for those with pets and young children whilst benefitting from views over Swanwick itself.

FEATURES

- Detached Bungalow in Cul-De-Sac Location
- Corner plot position
- Detached Garage and Driveway Parking
- Views Over Swanwick
- Walking distance to local amenities
- Walking distance to Schools
- Impressive rear garden



ROOM DESCRIPTIONS

Kitchen

2.97m x 2.21m (9' 9" x 7' 3") Featuring a range of base cupboards and eye level units with complimentary worktops over and tiled splashback to cover the space. Appliances include; Gas oven, gas hob with accompanying extractor hood and stainless steel inset one and a half bowl sink. Vinyl flooring runs throughout whilst double glazed window to front elevation and UPVC double glazed door accessing driveway to side elevation complete the space.

Living Room

4.63m x 3.17m (15' 2" x 10' 5") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Inner Hallway

Accessing;

Conservatory/Living/Dining Area

A bright, versatile space with double glazed UPVC surround, wood effect flooring throughout, wall mounted radiator and double glazed French doors accessing rear enclosed garden.

Bedroom One

3.59m x 3.20m (11' 9" x 10' 6") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

2.81m x 2.32m (9' 3" x 7' 7") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.91m x 1.65m (9' 7" x 5' 5") A tiled three piece suite comprising; Double walk-in shower, vanity handwash basin and low level WC. Wall mounted heated towel rail, two double glazed obscured windows to side elevation and wall fitted extractor fan complete the space.

Outside

Externally, the property benefits from sizeable corner plot including well maintained front lawn with block paved driveway parking for multiple vehicles to the side elevation. Driveway leads to detached tandem Garage perfect for storing vehicles and general garden storage. The rear enclosed garden is an impressive space mainly laid to lawn with wonderful sun patio ideal for relaxing and entertaining. Further gravelled area ideal to host greenhouse or shed further extends round the side elevation. The entire space is bordered by low level stone fencing and mature shrubbery allowing the property to remain secure for those with pets and young children whilst benefitting from views over Swanwick itself.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(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		