

Pentrich Road, Swanwick.

£265,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

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PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this wonderful detached bungalow occupying impressive plot in enviable village location. Offered with no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living briefly comprising; Entrance Hall, Lounge, Dining Kitchen, family Bathroom, separate WC, Utility Area and two double Bedrooms. Externally, the property is situated on impressive plot consisting of driveway parking for multiple vehicles to the front elevation, bordered and secured by a combination of mature shrubbery and timber fencing. The rear elevation hosts stunning garden mainly laid to lawn whilst featuring raised entertaining patio perfect for hosting or relaxing. Lawn extends to further potential vegetable patch/allotment, all of which bordered by low level timber fencing allowing for security whilst making the most of the open countryside views to rear.

## FEATURES

- Detached Bungalow
- Idyllic Village Location
- Off Street Parking
- No upward chain
- Walking distance to local amenities
- Local To Primary & Secondary School



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via composite door to front elevation with mini wall mounted radiator, carpeted flooring, access to store cupboard and doorways to;

### Lounge

15' 8" x 10' 8" (4.78m x 3.25m) Benefitting from carpeted flooring, feature fireplace, central heating radiator and UPVc double glazed bay window to the front elevation.

### Dining Kitchen

11' 9" x 10' 8" (3.58m x 3.25m) Featuring a range of base cupboards and eye level units with complimentary worktops and tiled splashback over. Integrated appliances include; Electric oven, gas hob with accompanying extractor hood and stainless steel inset one and a half bowl sink. Tiled flooring runs throughout whilst wall mounted radiator and double glazed window to rear elevation completes the space.

### Bathroom

5' 10" x 2' 7" (1.78m x 0.79m) A tiled two piece suite including bath with shower attachment and vanity handwash basin. Double glazed obscured window to side elevation.

### WC

Featuring low level WC and wall mounted handwash basin with tiled splashback. Double glazed obscured window to side elevation.

### Utility Room

With plumbing for washing machine and wall mounted radiator.

### Bedroom One

13' 9" x 10' 8" (4.19m x 3.25m) With UPVC double glazed window to the rear elevation, enjoying views over the rear garden, carpeted flooring and wall mounted radiator.

### Bedroom Two

10' 7" x 9' 7" (3.23m x 2.92m) With carpeted flooring, UPVC double glazed window, fitted wardrobes and wall mounted radiator.

### Outside

Externally, the property is situated on impressive plot consisting of driveway parking for multiple vehicles to the front elevation, bordered and secured by a combination of mature shrubbery and timber fencing. The rear elevation hosts stunning garden mainly laid to lawn whilst featuring raised entertaining patio perfect for hosting or relaxing. Lawn extends to further potential vegetable patch/allotment, all of which bordered by low level timber fencing allowing for security whilst making the most of the open countryside views to rear.

### 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

