

Beaulieu Way, Swanwick.

£130,000

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this wonderfully presented one bedroom home in Swanwick. Benefitting from recently fitted kitchen and bathroom, we believe the property would make the perfect first home and recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Open plan Kitchen/Living/Dining Area to the ground floor with impressive double Bedroom and bathroom to the first floor.

Externally, the property boasts driveway parking for numerous vehicles to the side elevation alongside fabulous rear enclosed garden which benefits from lawned space and sun patio perfect for hosting or relaxing. The space is secured by timber fencing making it great for those with pets and young children.

FEATURES

- Low Maintenance
- Perfect First Home
- Walking Distance To Local Schools
- Much Sought After Village Location
- Driveway Parking for Multiple Vehicles



ROOM DESCRIPTIONS

Kitchen/Living/Dining Space

6.33m x 3.31m (20' 9" x 10' 10") The recently fitted Kitchen benefits from base cupboards and eye level units with complimentary worktops over and integrated appliances including; Gas oven, Gas hob with accompanying extractor hood and inset stainless steel sink alongside undercounter plumbing/power for further appliances such as washing machine and fridge. Tiled effect flooring runs throughout the Kitchen whilst understairs store cupboard providing valuable storage capacity and double glazed window to front elevation completes the space. The Living/Dining Space benefits from double glazed French doors opening to the rear garden, carpeted flooring throughout, wall mounted radiator and wall mounted electric fireplace.

Landing

Accessing the Bedroom and the Bathroom, this carpeted space benefits from double glazed window to front elevation.

Bedroom

3.30m x 3.61m (10' 10" x 11' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

A stylish three piece suite including; double walk-in shower, vanity handwash basin and low level WC. Double glazed obscured window features to front elevation whilst wall mounted heated towel rail and ceiling fitted extractor fan complete the space.

Outside

Externally, the property boasts driveway parking for numerous vehicles to the side elevation alongside fabulous rear enclosed garden which benefits from lawned space and sun patio perfect for hosting or relaxing. The space is bordered by mature flowers and shrubbery whilst being secured by timber fencing making it great for those with pets and young children.

Council Tax

We understand that the property currently falls within council tax band A, 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

