

Woburn Close, Swanwick.

£265,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom semi detached home in the highly regarded village of Swanwick. Boasting enviable position in peaceful cul de sac location, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, breakfast Kitchen, Lounge and Dining Room to the ground floor with three well proportioned Bedrooms, all with fitted wardrobe space and the family Bathroom to the first floor.

Externally, the property benefits from tarmacked driveway offering parking for several vehicles to the front elevation and access to sizeable garage via up and over door. The garage itself benefits from light and power. The rear enclosed garden is a fabulous space with large entertaining patio, lawn and well maintained shrubbery to its borders forming the ideal space to host or relax. There is further room for a shed whilst timber fencing secures the area making it ideal for those with pets and young children.

FEATURES

- Highly Regarded Cul-De-Sac Location
- Semi Detached Home
- Family Home
- Driveway Parking for several vehicles
- Garage
- Private Rear Garden
- Perfect For Access to A38 & M1
- Walking Distance To Local Schools



ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite door to front elevation with wood effect flooring, wall mounted radiator and understairs store space. Doorways to;

WC

Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops over and inset one and a half bowl sink beneath double glazed window. There is connection for gas cooker, plumbing for washing machine and tiled flooring throughout whilst breakfast bar provides the ideal seating space.

Lounge

A fantastic family room with double glazed window to rear elevation, double glazed sliding doors opening to rear garden, wall mounted radiator and carpeted flooring throughout. Wall mounted electric fireplace is a feature focal point. Open aspect to Dining Area.

Dining Area

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

Landing

With double glazed window to side elevation, fitted airing cupboard and carpeted flooring. Access to;

Bedroom One

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Two fitted wardrobe units provide valuable storage/hanging capacity.

Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe unit provides valuable storage/hanging capacity.

Bedroom Three

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe unit provides valuable storage/hanging capacity.

Outside

Externally, the property benefits from tarmacked driveway offering parking for several vehicles to the front elevation and access to sizeable garage via up and over door. The garage itself benefits from light and power. The rear enclosed garden is a fabulous space with large entertaining patio, lawn and well maintained shrubbery to its borders forming the ideal space to host or relax. There is further room for a shed whilst timber fencing secures the area making it ideal for those with pets and young children.

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

