

Sywell Close, Swanwick, Derbyshire.

£274,950 Freehold

REDUCED



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PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this well presented three bedroom detached family home, located in the popular village of Swanwick. Internally, the property offers an entrance hall, lounge/dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Externally the property offers a driveway for multiple vehicles, front lawn and enclosed rear garden. The property is located within a short walk to all local amenities and useful road links include the A38, A610 and Junction 28 of the M1 motorway.

## FEATURES

- Walking distance to local amenities
- Three bedroom detached house
- Parking for several vehicles
- Ideal for first time buyers
- Enclosed Garden To Rear



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door, the entrance hall includes stairs leading to first floor, wall mounted radiator, double glazed window to the side elevation, understairs storage cupboard and wood effect laminate flooring. The kitchen and living area are both accessible via the entrance hall.

### Living Room

20'0 x 11'6 (6.03m x 3.51m) With wall mounted radiators and double glazed windows to the front and rear elevation, wood effect laminate flooring, electric fire place on marble hearth and decorative wooden surround.

### Kitchen

11'0 x 8'10 (3.45m x 2.72m) Hosting a range of base cupboards and eye level units, the kitchen features integrated dish washer, integrated washing machine, induction hob and electric fan oven. The kitchen also comes with wall mounted radiator, vinyl flooring, double glazed window to rear elevation and UPVC door accessing rear garden. French doors leading to Living/Dining Space.

### First Floor

#### Landing

Providing access to all bedrooms and upstairs bathroom, the landing also provides space for airing cupboard housing the gas central heating boiler. Loft access hatch is also located here.

#### Bedroom One

11'1 x 9'0 (3.39m x 2.66m) With double glazed window to the rear elevation, wall mounted radiator, carpeted flooring and additional integrated closet space.

#### Bedroom Two

11'0 x 8'3 (3.31m x 2.53m) With double glazed window to the front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

8'0 x 6'2 (2.45m x 1.89m) With double glazed window to the front elevation, wall mounted radiator, carpeted flooring and additional alcoved storage space.

#### Bathroom

6'4 x 6'0 (1.94m x 1.88m) A three piece suite made up of curved corner bath with overhead shower, pedestal wash basin and toilet. Also including wall mounted heated towel rail, wall tiles, extractor fan and double glazed obscured window to the rear elevation.

#### Outside

With off road parking for three to four vehicles, the property boasts a generous front and back garden. Accessed via side gate from the driveway, the rear garden includes a patio area for seating, space for a shed and lawn area, all enclosed by wooden fencing.

#### 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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