

Lark Hill, Swanwick.

£550,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this stunning detached bungalow located in the heart of much sought after village of Swanwick. Occupying enviable corner position, the property boasts spacious and versatile living accommodation throughout. We recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living comprising; Entrance Hall, Kitchen, Utility Room, Lounge, Dining Room, Office, WC, family Bathroom, three double Bedrooms with En Suite and Walk-in wardrobe located in Bedroom One.

Externally, the property benefits from corner plot position that includes off street parking for numerous vehicles that leads to integral Garage as well as lawned space to the front elevation. Impressive rear garden consisting of patio space perfect for entertaining and lawned areas ideal for relaxing. Vegetable patch and greenhouse area is also located to the rear elevation whilst the side elevation allows for further outdoor storage space.

## FEATURES

- Enviaible Corner Position
- Integral Garage and Ample Parking
- Idyllic Village Location
- Perfect for access to A38 and M1
- Stunning Detached Bungalow
- Close to local amenities
- Versatile And Flexible Accommodation
- En Suite and Walk-in wardrobe
- Impressive rear garden



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC door to front elevation with wall mounted radiator with decorative cover, carpeted flooring and doorways to; Kitchen, Lounge and Inner Hallway.

### Living Room

19' 9" x 13' 10" (6.02m x 4.22m) Benefitting from dual aspect with double glazed bay window to front elevation and double glazed French doors accessing rear enclosed garden. the Living Room houses gas fire in decorative surround, wall mounted radiator and carpeted flooring. Internal French doors accessing Dining Room.

### Dining Room

12' 7" x 11' 9" (3.84m x 3.58m) With double glazed window to front elevation, wall mounted radiator beneath decorative cover and carpeted flooring.

### Office

8' 2" x 6' 7" (2.49m x 2.01m) With UPVC double glazed obscured door to rear elevation, wall mounted radiator and carpeted flooring. Fitted desk and drawers form storage/workspace whilst fitted closet provides further storage space. Access to WC.

### WC

Featuring low level WC and wall mounted handwash basin. Tiled splashback covers both units whilst double glazed obscured window to rear elevation completes the space.

### Kitchen

13' 10" x 13' 9" (4.22m x 4.19m) Featuring a range of base cupboards and eye level units with complimentary granite work surfaces that work to integrate a range of high end De Dietrich appliances such as; Double oven, electric hob with accompanying extractor hood and dishwasher. Inset one and a half bowl sink/waste disposal unit features whilst fitted units form the rest of the space allowing for the inclusion of granite breakfast bar, three separate wine racks and a whole host of further fitted storage. Tiled splashback covers the work surface whilst double glazed window to rear elevation, wall mounted radiator and space for freestanding fridge freezer completes the space. Access to Utility Room.

### Utility Room

With worktop space of its own, the Utility Room also benefits from stainless steel inset sink, under counter plumbing and mini wall mounted radiator. UPVC double glazed door accesses rear enclosed garden.

### Inner Hallway

Accessing all three double Bedrooms and the family Bathroom.

### Bedroom One

15' 0" x 11' 10" (4.57m x 3.61m) Fitted with impressive wardrobe/drawers and dressing table unit, Bedroom One also features French doors accessing patio area, wall mounted radiator and carpeted flooring. Access to Walk-in closet and En Suite Bathroom.

### En Suite

8' 1" x 6' 10" (2.46m x 2.08m) A five piece suite comprising; Corner bath, shower cubicle, vanity handwash basin, low level WC and bidet. Tiled splashback covers the units whilst wall mounted heated towel rail, double glazed obscured window to side elevation and ceiling fitted extractor unit complete the space.

### Walk-in Wardrobe

### Bedroom Two

12' 9" x 9' 10" (3.89m x 3.00m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

9' 9" x 9' 9" (2.97m x 2.97m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Shower Room

7' 9" x 6' 5" (2.36m x 1.96m) A three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Tiled splashback covers the units whilst wall mounted heated towel rail, double glazed obscured window to side elevation and ceiling fitted extractor unit complete the space.

### Outside

Externally, the property benefits from corner plot position that includes off street parking for numerous vehicles that leads to integral Garage as well as lawned space to the front elevation. Impressive rear garden consisting of patio space perfect for entertaining and lawned areas ideal for relaxing. Vegetable patch and greenhouse area is also located to the rear elevation whilst the side elevation allows for further outdoor storage space.

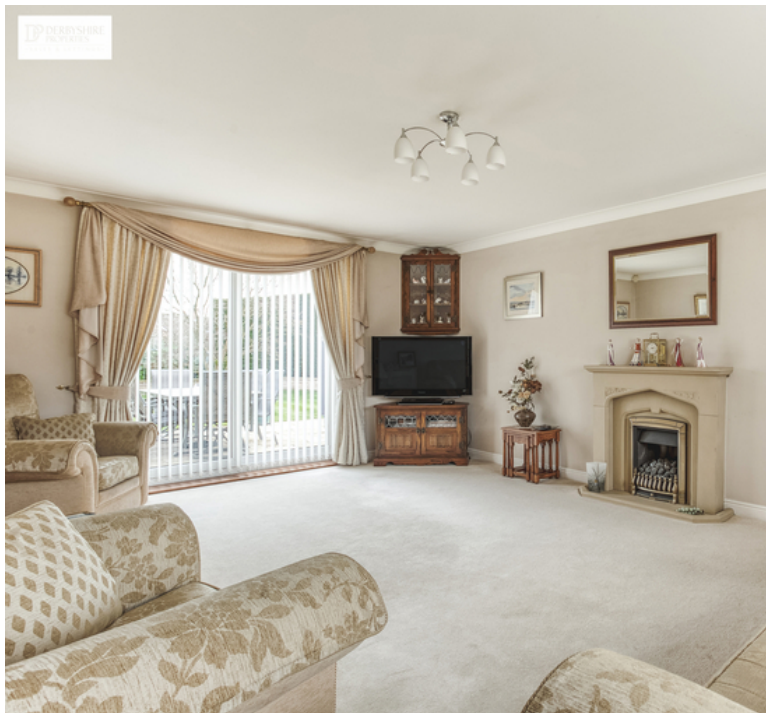
### Council Tax

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