

St Andrews Drive, Swanwick.

£269,950 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom extended detached bungalow on much sought after residential estate in the very highly regarded village of Swanwick. Boasting impressive plot with detached garage, we recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living and briefly comprises; Entrance Hall, Lounge, Dining Space, Kitchen, two Bedrooms and main Bathroom. Externally, the property benefits from sizeable plot consisting of front lawn with established borders which has the potential to be converted into further parking. The existing driveway runs from the front elevation, down the side and to the detached garage at the rear. The garage itself is fitted with light and power whilst it is accessed via up and over door. The rear garden is a fantastic area which benefits from lawn space, entertaining patio and further hardstanding for large greenhouse forming the ideal area to host and relax. Mature shrubbery and timber fencing secure and border the space making it ideal for those with pets and young children.

## FEATURES

- Detached Bungalow In Desirable Location
- Highly Regarded Village Of Swanwick
- Detached Garage & Driveway Parking
- Fabulous Rear Enclosed garden
- Perfect For Access to A38 & M1
- Walking Distance To Local Amenities
- Spacious Accommodation Throughout



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC double glazed door to front elevation with wall mounted radiator, carpeted flooring and doorways to;

### Living Room

5.76m x 3.72m (18' 11" x 12' 2") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Electric fireplace on raised hearth set in decorative oak surround forms the centre piece of the room whilst dining 'nook' with service hatch provides further space. Doorway to;

### Sun Room

Enjoying an open aspect to the kitchen, this space is ideal for dining or relaxing. Tiled flooring runs throughout whilst two double glazed windows, two Velux windows, double glazed sliding doors and further UPVC double glazed door provide a wealth of natural light. fitted cupboard provides valuable storage whilst mini wall mounted radiator also features.

### Kitchen

3.12m x 2.67m (10' 3" x 8' 9") Featuring a range of solid oak base cupboards and eye level units with worktops over and fitted appliances including; Oven, gas hob with accompanying extractor hood and stainless steel inset sink. Tiled flooring runs throughout whilst tiled splashback covers the workspace.

### Bedroom One

3.30m x 3.29m (10' 10" x 10' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

3.12m x 2.67m (10' 3" x 8' 9") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

2.06m x 1.92m (6' 9" x 6' 4") A tiled three piece suite including; Bath with electric shower, pedestal handwash basin and low level WC.

### Outside

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### 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

