

New Street, Swanwick.

£300,000 Freehold

REDUCED



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For Sale' this impressive detached family home located in the heart of Swanwick, situated within walking distance of both primary and secondary schools. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Living/Dining Area and Breakfast Kitchen to the ground floor with three Bedrooms and family Bathroom to the first floor.

Externally, the property offers blocked paved driveway fit to house multiple cars to the front elevation whilst accessing Garage/Workshop area. The rear garden is mainly laid to lawn with slate tiled seating area forming the perfect entertaining space. The garden is bordered by a combination of timber fencing and mature shrubbery allowing for security and privacy making it ideal for those with pets and young children.

## FEATURES

- Ideal for access to Alfreton, Ripley, A38 and M1
- Walking distance to local amenities
- Walking distance to schools and parks
- Off Street Parking for Several vehicles
- Rear enclosed garden & Sun Patio
- Open Plan Living/Dining Area
- Idyllic Village Location
- Family Home



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via double glazed UPVC door to front elevation, with wooden flooring, wall mounted radiator beneath decorative covers and doorways to;

### Downstairs WC

Featuring wall mounted handwash basin and low level WC. Tiled splashback covers the units whilst double glazed obscured window to side elevation also features.

### Lounge / Diner

26' 3" x 10' 9" (8.00m x 3.28m) Enjoying a dual aspect with double glazed windows to front and rear elevation whilst wooden flooring runs throughout and wall mounted radiator also features. The centre piece of the room is feature fireplace set on raised hearth in decorative surround.

### Kitchen

13' 9" x 8' 6" (4.19m x 2.59m) Featuring a range of base cupboards and eye level units with complimentary worktops and a range of integrated appliances including; Gas oven, gas hob with accompanying extractor hood, fitted fridge freezer, fitted dishwasher, inset one and a half bowl sink and under counter plumbing for washing machine/dryer. Tiled splashback covers the workspace whilst tiled flooring runs throughout. Double glazed windows feature to side and rear elevation whilst UPVC double glazed door accessing side elevation. Wall mounted radiator also features whilst fitted breakfast bar completes the space.

### First Floor

### Landing

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

### Bedroom One

13' 10" x 10' 10" (4.22m x 3.30m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

11' 10" x 11' 0" (3.61m x 3.35m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

8' 6" x 7' 9" (2.59m x 2.36m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

8' 11" x 5' 6" (2.72m x 1.68m) A tiled three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Wood effect flooring runs throughout whilst wall mounted heated towel rail and two double glazed obscured windows to side elevation complete the space.

### Outside

Externally, the property offers blocked paved driveway fit to house multiple cars to the front elevation whilst accessing Garage/Workshop area. The rear garden is mainly laid to lawn with slate tiled seating area forming the perfect entertaining space. The garden is bordered by a combination of timber fencing and mature shrubbery allowing for security and privacy making it ideal for those with pets and young children.

### 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

