

Rosier Crescent, Swanwick.

£260,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —

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SALES & LETTINGS - HOLIDAYS



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom semi detached house located in sought after residential area in popular village of Swanwick. The property boasts ample living accommodation throughout and benefits from a double garage whilst having easy access to A38 and M1 motorway links. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Kitchen, Living Room and Separate Dining Area to the ground floor with three sizeable Bedrooms and the Family Bathroom to the first floor.

Externally, the property boasts off road parking for multiple vehicles as part of a blocked paved frontage. There is a double garage with adjoining Utility Area to the rear which opens up to the larger than average rear enclosed garden. The rear garden is all bordered by timber fencing and has entertaining patio accessed via French doors from the house as well as good sized lawn perfect for those with young children or pets.

## FEATURES

- Semi Detached Home
- Perfect For First Time Buyers
- Double Detached Garage
- Off Street Parking
- Sizeable Plot with generous garden & Detached Garage
- Village Location and Close To Local Amenities
- Popular Village of Swanwick



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door with double glazed obscured glass panels, with wall mounted radiator, wood effect flooring and carpeted stairs rising to the first floor. Doorways to Kitchen, Living Room and WC.

### Downstairs WC

With corner hand wash basin and low level WC. Double glazed obscured window to side elevation.

### Kitchen

19' 4" x 9' 10" (5.89m x 3.00m) Featuring a range of base cupboards and eye level units, with complimentary worktops and tiled splashback to cover a range of appliances including; Gas hob with overhead extractor unit, Bosch gas oven and microwave oven, freestanding fridge freezer and washing machine beneath sink. Double glazed windows to side and rear elevation, wood effect flooring throughout, wall mounted radiator and UPVC double glazed door accessing rear enclosed garden. Internal French doors accessing Dining Area.

### Living Room

20' 5" x 11' 4" (6.22m x 3.45m) With double glazed window to front elevation, two wall mounted radiators and gas fireplace set in the wall on raised hearth. Wood effect flooring leading to Dining Area.

### Dining Area

10' 4" x 9' 8" (3.15m x 2.95m) With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

### First Floor

### Landing

Accessing all three Bedrooms and the Family Bathroom. Loft access.

### Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Featuring a range of fitted closets with storage capacity.

### Bedroom Two

11' 3" x 8' 10" (3.43m x 2.69m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. A range of fitted units housing storage and hanging space.

### Bedroom Three

9' 10" x 8' 6" (3.00m x 2.59m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted storage cupboard.

### Bathroom

8' 11" x 5' 4" (2.72m x 1.63m) A three piece suite including bath with shower over, vanity wash basin and low level WC. With tiled walls to cover bath, ceiling fitted extractor fan, vinyl flooring and double glazed obscured window to side elevation.

### Outside

Externally, the property boasts off road parking for multiple vehicles as part of a blocked paved frontage. There is a double garage with adjoining Utility Area to the rear which opens up to the larger than average rear enclosed garden. The rear garden is all bordered by timber fencing and has entertaining patio accessed via French doors from the house as well as good sized lawn perfect for those with young children or pets.

### 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

