

Rowthorne Avenue, Swanwick, Derbyshire.

£369,950 Freehold

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## PROPERTY DESCRIPTION

A superbly presented Detached Family home located in the highly desirable village of Swanwick yet within easy reach of Alfreton Town Centre, connection with the A38 and M1 and The Peak District.

The well proportioned accommodation comprises an Entrance Hall, Cloakroom/WC, a Lounge with feature fireplace which opens to a Dining Room with French doors leading to the rear garden and patio. There is a modern fitted Breakfast Kitchen and a separate Utility Room. To the first floor are Three Bedrooms (Bedroom One with an En Suite) and a Family bathroom.

The house benefits from Gas Central Heating and UPVc Double Glazing.

Outside, a Driveway provides off road parking and leads to a Single Garage. To the rear there is a delightful enclosed mature garden with Patio area, a lawn and is well stocked to the borders with mature trees, shrubs and flowering plants.

An internal inspection is strongly recommended to appreciate this lovely property!

## FEATURES

- A Beautifully Presented Detached House
- Entrance Hall And A Cloakroom/WC
- Lounge Opening To A Dining Room
- Comprehensively Fitted Dining Kitchen
- Separate Utility Room
- Three Bedrooms & Bathroom
- En Suite To Bedroom One
- Driveway And Single Garage
- Delightful Enclosed Garden And Patio Areas
- Easy Access To A38/M1, Ripley And Alfreton



# ROOM DESCRIPTIONS

## Entrance Hallway

Having a double glazed door providing access, a central heating radiator and stairs lead off to the first floor

## Downstairs WC

Appointed with a two piece suite comprising a vanity wash hand basin with useful cupboards beneath and a low flush WC. There is half tiling to the walls, a tiled floor, central heating radiator with feature shelf over, a wall mounted mirror, an extractor fan and a circular UPVc double glazed window to the front.

## Lounge

19'0 x 15'3 (5.79m x 4.67m)

Having a feature Adam style fireplace with marble hearth and surround housing a living flame electric fire. There is a central heating radiator and UPVc double glazed windows to the front and side. An archway leads to the Dining Room

## Dining Room

10'7 x 9'4 (3.24m x 2.87m)

With a central heating radiator and UPVc double glazed French doors providing access to and views of the rear garden

## Inner Hall

Having a wood grain effect floor and a useful under stairs cupboard providing excellent storage space.

## Dining Kitchen

12'6 x 8'5 (3.83m x 2.58m)

Comprehensively fitted with a range of white high gloss, base cupboards, drawers, and eye level units with a complimentary wood grain effect work surface over incorporating a porcelain sink/drainage unit with mixer tap over. There is under lighting to the units and integrated appliances include an electric oven gas hob and stainless steel extractor hood with light. Having a wood grain effect floor, a central heating radiator, spotlighting to the ceiling and access to an attic space. There are two UPVc double glazed windows to the side and rear.

## Utility Room

7'6 x 5'11 (2.29m x 1.81m)

Appointed with a wood grain effect roll top work surface with inset stainless steel sink/ drainer unit with mixer tap over and cupboard beneath. There is space for a fridge/freezer, plumbing for an automatic washing machine and dishwasher, a wood grain effect floor and a UPVc double glazed window and door providing access to the garden.

## First Floor

### Landing

Having a UPVc double glazed window to the side elevation and a built in cupboard providing storage space. Access is provided to the attic.

### Bedroom One

11'7 x 9'10 (3.54m x 3.02m)

Appointed with range of fitted wardrobes which provide excellent hanging and storage space. In addition, there is a dressing table with drawers. Having a UPVc double glazed window to the front elevation and a central heating radiator

## En Suite

5'8 x 5'1 (1.75m x 1.55m)

Appointed with a three piece modern suite comprising a corner shower cubicle with mains fed shower over and sliding glass doors, a vanity wash hand basin with useful cupboard beneath and a low flush WC. There is tiling to all walls, a wall mounted chrome heated towel rail, an extractor fan, wall mounted bathroom cabinet and light.

## Bedroom Two

9'10 x 9'4 (3.01m x 2.87m)

With a central heating radiator and a UPVc double glazed window overlooking the rear garden

## Bedroom Three

9'4 x 8'6 (2.87m x 2.61m)

Having a central heating radiator and a UPVc double glazed window.

## Bathroom

9'9 x 6'7 (2.99m x 2.01m)

Appointed with a three piece suite comprising a vanity wash hand basin with useful cupboards beneath and fitted bathroom cabinet above with mirror, a paneled bath with shower and glass shower screen, and low flush WC. Having additional fitted cupboards which provide excellent storage space, an extractor fan, electric shaver point and complementary tiling to the walls. There is a central heating radiator and a UPVc double glazed window to the side.

## Outside

To the front of the property there is a tarmac driveway which provides off-road parking and leads to a Single Garage with up and over door, light and power. There is an outside light in front of the house and a path to the side provides access.

To the rear, there is a delightful enclosed garden which briefly comprises of a block paved patio with well-stocked borders to the surround and a lawn garden. Having an additional block paved patio to the rear. There is outside lighting and a path side provides access to the front.

## Council Tax

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

