

Blisworth Way, Swanwick.

£375,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this four bedroom detached family home on much sought after residential estate in the highly regarded village of Swanwick. Occupying impressive plot double garage and versatile living accommodation throughout. We recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, WC & double integral Garage to the ground floor with stunning gallery Landing, four Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the property benefits from mature and well maintained front garden alongside driveway parking for several vehicles to the front elevation. Access to the double integral garage can be found via up and over doors. The garage itself is fitted with light and power and provides impressive storage space, vehicular and otherwise. There is dual access to rear enclosed garden which features lawned and patio spaces forming the ideal area to host or relax. A combination of mature shrubbery and timber fencing borders and secures the area making it ideal for those with pets and young children.

FEATURES

- Executive Detached Family Home
- Sought After Residential Location
- Highly Regarded Village Of Swanwick
- Perfect For Access to A38 & M1
- Double Garage & Driveway Parking
- Rear Enclosed Garden And Patio
- Family Bathroom, En Suite & Downstairs WC
- Walking Distance To Local Schools



ROOM DESCRIPTIONS

Entrance Hallway

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

Living Room

17' 9" x 11' 0" (5.41m x 3.35m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Gas fireplace on raised hearth also features whilst internal French doors open to Dining Room.

Dining Room

9' 11" x 9' 1" (3.02m x 2.77m) With double glazed sliding doors accessing rear garden, wall mounted radiator and carpeted flooring.

Kitchen

10' 5" x 9' 10" (3.17m x 3.00m) Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including: Double oven, gas hob with accompanying extractor hood, fitted dishwasher and inset one and a half bowl sink. Double glazed window overlooks rear enclosed garden whilst wall mounted radiator and space for freestanding fridge freezer completes the area.

Utility Room

6' 1" x 5' 3" (1.85m x 1.60m) Featuring worktop space of its own with inset sink and undercounter plumbing/power for washing machine and tumble dryer. Fitted wine rack, mini wall mounted radiator and UPVC double glazed door accessing rear enclosed garden completes the space.

Downstairs WC

First Floor

Landing

A fabulous gallery landing with oak banister, carpeted flooring and feature window to side elevation. Access to loft and fitted airing cupboard both provide a wealth of storage capacity.

Bedroom One

11' 3" x 9' 1" (3.43m x 2.77m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes provide valuable storage capacity whilst fitted desk forms the perfect dressing area.

En-Suite

8' 4" x 4' 8" (2.54m x 1.42m) A three piece suite including: Shower cubicle, pedestal handwash basin and low level WC. Mini wall mounted radiator, double glazed obscured window to side elevation and ceiling fitted extractor unit complete the space.

Bedroom Two

11' 7" x 9' 11" (3.53m x 3.02m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

10' 0" x 8' 1" (3.05m x 2.46m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Four

9' 0" x 6' 9" (2.74m x 2.06m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m) A tiled three piece suite including: Panelled bath, pedestal handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst mini wall mounted radiator and ceiling fitted extractor unit completes the space.

Outside

Externally, the property benefits from mature and well maintained front garden alongside driveway parking for several vehicles to the front elevation. Access to the double integral garage can be found via up and over doors. The garage itself is fitted with light and power and provides impressive storage space, vehicular and otherwise. There is dual access to rear enclosed garden which features lawned and patio spaces forming the ideal area to host or relax. A combination of mature shrubbery and timber fencing borders and secures the area making it ideal for those with pets and young children.

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

