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New Street, Swanwick £310,000

- SUBSTANTIAL FAMILY HOME
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY AND EN-SUITE SHOWER ROOM
- VIEWING IS A MUST
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this spacious detached family home which is situated within the sought after village Swanwick. Briefly the accommodation comprises: Entrance hall, cloakroom/WC, lounge with feature fireplace, separate dining room, family room, superb fitted kitchen with built in appliances to include eye level oven and grill, extractor canopy and dishwasher. There is also a utility room with plumbing for automatic washing machine and wall mounted central heating boiler. To the first floor there are four bedrooms and a family bathroom. The Master bedroom has an en-suite shower room with three piece suite comprising: shower cubicle, wash hand basin and low level WC. The property is situated on a generous plot and has a driveway to the front which provides ample car parking. To the rear of the property there is a lawned garden, patio, shed base and a rockery. We would strongly recommend viewing this property as soon as possible.

Within Swanwick there is a convenience store, petrol station, medical centre, chemist, church, public houses, bus routes and a range of schooling. The M1/A38 may be accessed at junction making Swanwick ideally placed for commuting to the surrounding commercial centres.

Accommodation

Entrance Hall

With double glazed door to the front, tiled floor, central heating radiator, under stairs store and stairs rising to the first floor accommodation.

Cloakroom / W. C.

With two piece guest suite comprising, wash hand basin, low level WC, extractor fan and double glazed window to the front.



Lounge (15' 10" x 10' 08") or (4.83m x 3.25m)

Widening to 11ft x 11. This is a spacious reception with double glazed window to the front elevation, engineered oak flooring, feature stone fireplace, TV aerial connection point, artex ceiling, central heating radiator and double doors to the dining room.



Dining Room (11' 04" x 9' 07") or (3.45m x 2.92m)

This is a lovely room for entertaining family and friends. With double glazed window rear, two wall light, central heating radiator, engineered oak flooring, artex ceiling and ornamental feature fireplace.



Fitted Kitchen (16' 02" x 10' 01") or (4.93m x 3.07m)

This is a well laid out kitchen with a range of high gloss wall and base units incorporating drawers, contrasting square edged counter tops and complementary tiling to the walls and floor. There are built in appliances to include eye level oven and grill and gas hob with extractor chimney over and dishwasher. There is space of a table and chairs, appliances, stainless steel sink unit with swan neck mixer tap, two roller shutter shelving units, central heating radiator and double glazed French doors to the rear garden.

Family Room (13' 02" x 10' 04") or (4.01m x 3.15m)

With double glazed window to the front elevation, wall light points and two central heating radiators.



Utility Room (10' 04" x 8' 06") or (3.15m x 2.59m)

With inset stainless steel sink unit, plumbing for automatic washing machine, wall mounted central heating boiler, wall and base units, central heating radiator and double glazed window and door to the rear garden.

Landing

With double glazed windows to the front elevation, artex ceiling and access to the loft access.

Inner Landing

With central heating radiator, built in wardrobe and cupboard.



Bedroom 1 (13' 0" x 10' 04") or (3.96m x 3.15m)

With double glazed window to the rear elevation, central heating radiator, built in cupboard and door to the en-suite shower room.

En - Suite Shower Room

With white three piece suite comprising: shower cubicle, wash hand basin, low level WC, heated towel rail, extractor fan and double glazed window.



Bedroom 2 (11' 09" x 9' 0") or (3.58m x 2.74m)

With double glazed window and central heating radiator.



Bedroom 3 (10' 0" x 9' 03") or (3.05m x 2.82m)

With laminated floor, double glazed window and central heating radiator.



Bedroom 4 (8' 08" x 6' 06") or (2.64m x 1.98m)

Plus wardrobe depth. With built in cabin bed, cupboards and fitted wardrobe, central heating radiator and double glazed window to the front elevation.



Bathroom

With white three piece suite comprising: panel bath with shower over, low level WC, pedestal wash hand basin, complementary tiling to the walls, central heating radiator and double glazed window and extractor fan.



Outside

The property is situated on a generous plot with ample car parking to the front with boundary hedging. To the rear of the property there is a paved patio, lawn and a ornamental rockery.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

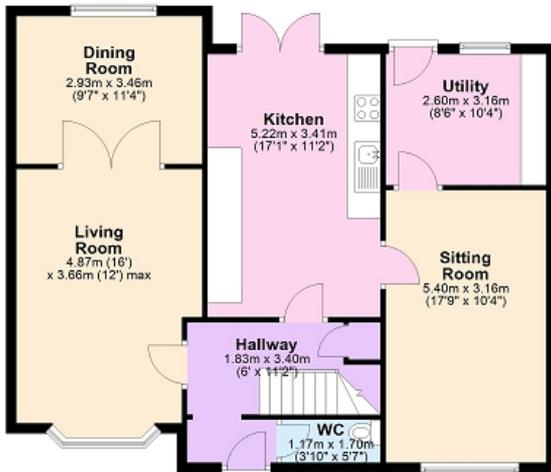
Directions

For Satellite Navigation the Post Code is DE55 1BX



Ground Floor

Approx. 83.0 sq. metres (893.1 sq. feet)



First Floor

Approx. 65.0 sq. metres (699.6 sq. feet)



Total area: approx. 148.0 sq. metres (1592.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.