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Rowthorne Avenue, Swanwick, £315,000

- FOUR BEDROOM DETACHED
- DECEPTIVELY SPACIOUS ACCOMMODATION
- SOUGHT AFTER LOCATION
- EN-SUITE UTILITY AND CLOAKROOM
- VIEWING ABSOLUTELY ESSENTIAL
- 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 well presented accommodation which is situated with this sought after village of Swanwick. We think that the property would be ideally suited to a growing family as the property does offer versatile accommodation and we would recommend early inspection. The accommodation very briefly comprises: Entrance hall, with stairs rising to the first floor accommodation. The ground floor has an open plan kitchen with an archway to the dining room with patio doors to the rear garden allowing plenty of natural light, and there is also a utility room. There is a separate sitting room and a generous lounge both having feature fireplaces. Moving to the first floor there are four bedrooms and a family bathroom. The Master bedroom has a range of fitted furniture to include wardrobes, dressing table with drawers and bedside cabinets, lying off the Master bedroom there is an en-suite shower room. To the outside there is an enclosed garden to the rear with paved seating mature shrub borders. To the front there is a driveway which provides off road car parking and access to the garage.

With the village of Swanwick there are local facilities to include a petrol station/store, medical centre, chemist, public houses, fast food outlets, places of worship and a range of schooling. Swanwick is well placed for commuting to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield.

Accommodation

Entrance Hall

The property is approached by a double glazed door to the front elevation. There is an under stairs store, central heating radiator, artex and coving to the ceiling and stairs rising to the first floor accommodation.

Cloakroom / W. C.

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



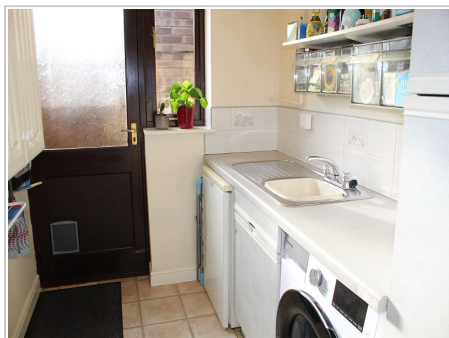
Fitted Kitchen (9' 01" x 8' 05") or (2.77m x 2.57m)

This is an open plan kitchen to the dining room, the working kitchen has a range of wall and base units incorporating drawers, glass display cupboards, cream counter tops, complementary tiling to the walls and the floor. There is a one and a quarter bowl single drainer sink unit with mixer tap, plumbing for dishwasher, appliance space, gas cooker point with pull out extractor over, artex ceiling and coving, double glazed timber frame window and archway to the dining room.



Dining Area (12' 04" x 7' 08") or (3.76m x 2.34m)

With double glazed sliding patio doors to the rear garden, tiled floor, central heating radiator and artex, coving to the ceiling and archway to the kitchen area.



Utility Room (8' 05" x 6' 01") or (2.57m x 1.85m)

With inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, shelving, door and window to the side elevation, artex ceiling with coving, central heating radiator, complementary tiling to the walls and floor, wall unit and larder cupboard.



Sitting room (12' 04" x 10' 09") or (3.76m x 3.28m)

This is a spacious reception room with double glazed sliding patio doors to the rear garden, feature fireplace with coal effect fire, coving to the ceiling, and central heating radiator.



Lounge (19' 0" x 11' 10") or (5.79m x 3.61m)

This room is ideally suited for socialising with friends and family. With a timber frame double glazed window to the front elevation, two wall lights, coving to the ceiling, TV aerial connection point, central heating radiator and double doors to the sitting room. The focal point to the room is the feature fireplace place with living flame fire.

Landing

With airing cupboard, timber frame double glazed window to the side elevation, artex ceiling and access to the loft space.



Bedroom 1 (12' 05" x 8' 10") or (3.78m x 2.69m)

Plus wardrobe depth (10ft 10) This is a spacious light and bright room with a range of fitted wardrobes and matching dressing table with drawers to the side and bedside cabinet. There is a central heating radiator, TV aerial connection point, door to the en-suite shower room, timber framed double glazed window to the rear elevation and artex ceiling.

En - Suite Shower Room

With three piece suite comprising: shower cubicle, wash hand basin, low level WC, complementary tiling, shaver point, extractor fan and double glazed timber framed double glazed window.



Bedroom 2 (10' 09" x 9' 02") or (3.28m x 2.79m)

With double glazed timber framed window to the front elevation, central heating radiator and artex ceiling.



Bedroom 3 (10' 01" x 7' 09") or (3.07m x 2.36m)

With central heating radiator, timber framed double glazed window and artex ceiling.



Bedroom 4 (9' 02" x 7' 09") or (2.79m x 2.36m)

With timber frame double glazed window to the rear elevation and central heating radiator.



Bathroom

With a coloured three piece suite comprising: panel bath with Mira shower over and bi fold glazed shower screen, pedestal wash hand basin, low level WC, complementary tiling to the walls and the floor. There is a shaver point, artex to the ceiling, heated towel rail and a timber framed double glazed window.

Garage (18' 02" x 9' 0") or (5.54m x 2.74m)

With remote controlled door, power, light, wooden rafter storage and wall mounted central heating boiler which services the gas central heating and hot water systems.



Outside

To the rear of the property there is an enclosed garden with paved patio/seating area, lawn, well established flower and herbaceous borders and a lawn. To the front there is a driveway which provides ample off road car parking.

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:67

Tenure

We are informed that the tenure is Freehold

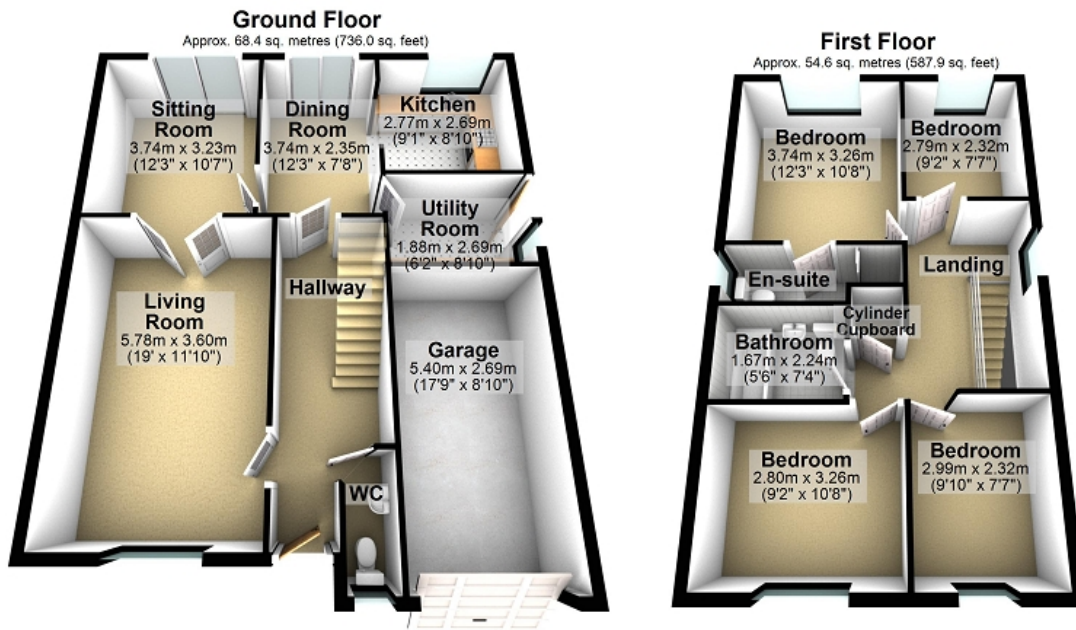
Council Tax

Band D


Directions

For Satellite Navigation the Post Code is DE55 1RZ





Total area: approx. 123.0 sq. metres (1323.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.