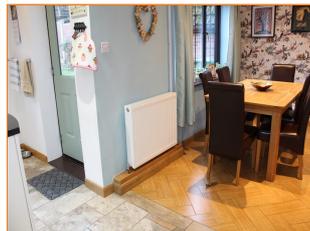


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## Boughton Drive, Swanwick, £280,000

- EXTENDED DETACHED HOUSE
- THREE BEDROOMS
- CUL-DE-SAC POSITION
- SOUGHT AFTER LOCATION
- BATHROOM AND SHOWER ROOM
- ENERGY RATING C



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 extended three bedroom detached family home which is presented in excellent decorative order which is situated within the sought after village of Swanwick. Briefly the accommodation comprises: Entrance hall, lovely lounge, superb fitted dining kitchen with a fantastic range of wall and base units and built in eye level oven and gas hob. Moving to the first floor there are three bedroom, bathroom and a shower room. To the outside there is a driveway and garage and to the rear there is an enclosed garden with paved patio with external light. Steps lead to the lawn with ornamental borders. We would strongly recommend viewing this delightful property as soon as possible.

Within the village of Swanwick there is a range of local amenities and facilities to include a post office, general store, petrol station, fast food outlets, public houses, medical centre, chemist, and a range of schooling. Swanwick is ideally placed for commuting to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield.

## Accommodation

### Entrance Hall

With double glazed entrance door to the side elevation, tiled floor, central heating radiator and stairs rising to the first floor accommodation.



### Lounge (14' 0" x 10' 10") or (4.27m x 3.30m)

With double glazed window to the front elevation, coving to the ceiling, central heating radiator and TV aerial connection point.



### Fitted Dining Kitchen (19' 04" x 14' 06") or (5.89m x 4.42m)

This is a lovely well designed and spacious dining kitchen. With an extensive range of wall and base units incorporating drawers, wine rack, contrasting squared edged work surfaces and complementary tiling. There is a built in eye level oven and gas hob with stainless steel and glass extractor over, appliance space, ceiling spot lights, inset single drainer stainless steel sink unit with mixer tap, tiled floor, plumbing for automatic washing machine, central heating radiator and double glazed windows and door.

### Landing

With central heating radiator, artex ceiling and access to the loft space.



### Bedroom 1 (14' 07" x 9' 01") or (4.45m x 2.77m)

Narrowing to 10ft 8, plus wardrobe depth. With fitted wardrobes having hanging rail and shelves, two wall lights, double glazed window to the rear elevation, central heating radiator, artex ceiling, spot lights and TV aerial connection points.



### Bedroom 2 (10' 11" x 8' 0") or (3.33m x 2.44m)

Plus wardrobe depth. With double glazed window to the front elevation, central heating radiator, coving to the ceiling and fitted wardrobes.



### Bedroom 3 (L-Shaped) (11' 03" Max x 8' 07" Max) or (3.43m Max x 2.62m Max)

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



### Bathroom

This a well planned bathroom with three piece white suite comprising: roll top bath, back to wall low level WC and wash hand basin with storage below and fitted cupboard. There is complementary tiling to the walls, heated towel rail/radiator, artex ceiling, ceiling spot lights and double glazed window to the rear.



### Shower Room

With three piece suite comprising: shower enclosure, low level WC, wash hand basin, complementary tiling to the walls, extractor fan, heated towel rail and artex ceiling.

### Garage (57' 1" x 27' 7") or (17.40m x 8.40m)

With up and over door, light and power.



### Outside

To the front of the property there a lawn to the side and a driveway which provides car parking and access to the single integrated garage. To the rear of the property there is an enclosed garden with paved patio with a dwarf wall and steps lead to a lawn decorative borders.

## 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:70

## Tenure

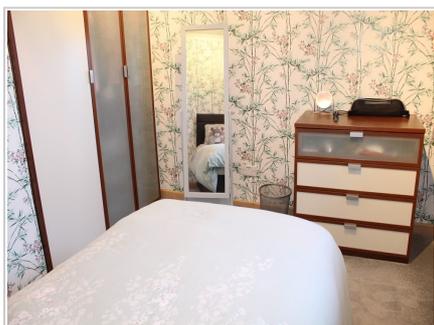
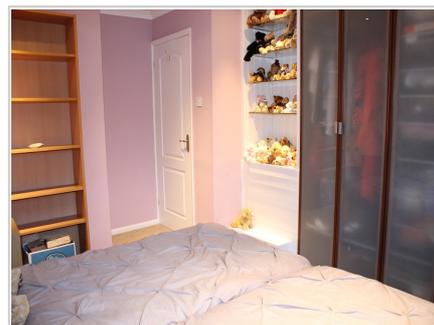
We are informed that the tenure is Freehold

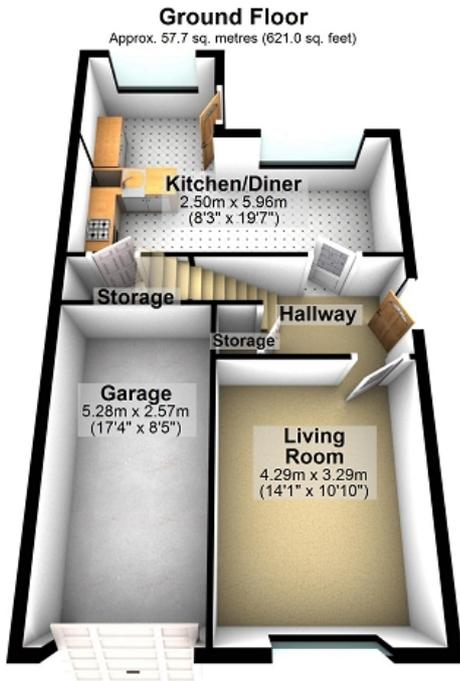
## Council Tax

Band C

## Directions

For Satellite Navigation the Post Code is DE55 1DT





Total area: approx. 105.2 sq. metres (1132.9 sq. feet)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.