

11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Long Acre Swanwick, £330,000

- DETACHED THREE-BEDROOM BUNGALOW
- GENEROUS REAR GARDEN
- SPACIOUS LOUNGE WITH INGLENOK FIREPLACE
- DRIVEWAY AND GARAGE
- POPULAR RESIDENTIAL LOCATION
- ENERGY RATING F



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 this charming three-bedroom detached bungalow, occupying a generous plot in the highly-sought after village of Swanwick and offered sale with no upward chain.

The accommodation briefly comprises a welcoming lounge featuring an attractive inglenook fireplace with a log burning stove, creating a warm and inviting focal point. The well-appointed kitchen offers a comprehensive range of wall and base units together with a centre island providing ample storage and workspace.

There are three well proportioned bedrooms, including a principle bedroom with fitted wardrobes, along with a family bathroom serving the accommodation. Externally the property benefits from a driveway providing ample off-road car parking and access to the single garage. To the rear there is a delightful enclosed garden featuring a paved patio seating area, lawn and established shrub borders, offering an excellent space for entertaining and family enjoyment.

Swanwick is a popular village with a range of local amenities including shops, medical facilities, public houses, schools and excellent transport links to the surrounding towns and commercial centres.

This attractive bungalow presents an excellent opportunity for a variety of purchasers seeking single-storey living in a desirable location.

Accommodation



Fitted Kitchen (18' 05" x 9' 01") or (5.61m x 2.77m)

With a well laid out kitchen with a comprehensive range of wall and base units which incorporate drawers, display units, shelving, contrasting counter tops and complementary tiling to the walls and floor. There is a feature centre island with storage below, built in oven and grill with induction hob and extractor over, twin bowl sink unit with mixer tap, ceiling spot lights, tiled floor, double glazed window to the rear elevation and storage heater.



Lounge (24' 08" x 16' 0" Max) or (7.52m x 4.88m Max)

This is a spacious reception room which has a double glazed picture windows which allows plenty of natural light. The focal point is inglenook feature stone fire place with log burning stove. There are wooden beams to the ceiling and exposed stonework.



Dining Room (11' 05" x 9' 02") or (3.48m x 2.79m)

With open tread staircase to the first floor accommodation, exposed stone wall, double glazed French doors and storage heater.



Bedroom 1 (26' 11" x 6' 11") or (8.20m x 2.11m)

The main bedroom has a double glazed window, wall lights, feature beams to the ceiling, fitted wardrobes, storage heater and exposed stone walls.



Bedroom 2 (10' 0" x 9' 11") or (3.05m x 3.02m)

With electric storage heater, fitted wardrobes and double glazed window.



Bedroom 3 (17' 07" Max x 12' 04") or (5.36m Max x 3.76m)

Room tapers off into roof slope. With double glazed window, feature window seat, storage heater and fitted wardrobe.



Bathroom (10' 11" x 5' 03") or (3.33m x 1.60m)

With white three piece suite comprising: panel bath with mixer tap and shower over, pedestal wash hand basin and low level WC. There is a tiled floor, part tiled walls and exposed stone work

Garage

With up and over door.



Outside

The property is situated on a very generous plot with a driveway to the front which provides ample car parking and access to the garage. To the rear there is an amazing garden with raised paved patio, lawn and an abundance of well established trees and shrubs.

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:23

Tenure

We are informed that the tenure is Freehold

Council Tax

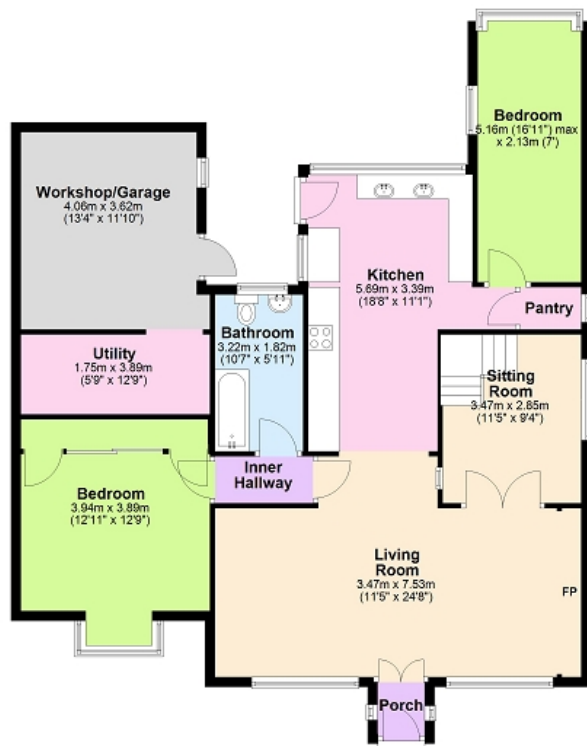
Band D

Directions

For Satellite navigation the Post Code is DE55 1RH



Ground Floor



First Floor



Total area: approx. 138.1 sq. metres (1486.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be treated as such by any prospective purchaser. Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	23	
(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.