



£224,950

Oak Tree Close, Swanwick DE55 1FG

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Corner Plot Position
- Detached Garage & Parking To The Rear
- Family Bathroom, En Suite And Downstairs WC
- Idyllic Village Location
- Close By To Local Amenities
- Ideal for access to Alfreton, Ripley, A38 and M1
- Wonderful First Home



## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom semi detached property located on popular residential estate in much sought after village of Swanwick. With the benefit of corner plot featuring detached garage and the benefit of no upward chain, the property would suit first time buyers and families alike. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to bring to the market this three bedroom semi detached property located on popular residential estate in much sought after village of Swanwick. With the benefit of corner plot featuring detached garage and the benefit of no upward chain, the property would suit first time buyers and families alike. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Breakfast Kitchen and Dining/Living Space to the ground floor with three Bedrooms, family Bathroom and further En Suite situated to the first floor.

Externally, the property benefits from corner plot position allowing for off street parking for multiple vehicles, detached garage housing light, power and impressive apex storage and a rear enclosed garden mainly laid to lawn with entertaining patio accessed from the house, making it ideal for hosting and relaxing. The outdoor space is secured by timber fencing making it ideal for those with pets and young children.

### Entrance Hall

Accessed via double glazed wooden door to front elevation with wood effect flooring, wall mounted radiator with decorative cover and carpeted stairs rising to the first floor. Doorways to; Kitchen, Living/Dining Space and WC.

### WC

With vanity wash basin and low level WC. Housing mini wall mounted radiator, wood effect flooring and double glazed obscured window to front elevation.

### Kitchen

3.08m x 2.76m (10' 1" x 9' 1") Featuring a range of base cupboards and eye level units with complimentary worktops to include; Inset one and a half bowl sink, electric oven and gas hob with accompanying extractor overhead. Tiled splashback covers the workspace whilst the flooring is wood effect laminate. Double glazed window to front elevation, wall mounted radiator and under counter plumbing complete the space.

### Dining/Living Space

4.94m x 4.66m (16' 2" x 15' 3") With marble fireplace housing gas fire in decorative surround on raised hearth, wall mounted radiator and carpeted flooring. Fitted cupboard provides storage capacity whilst double glazed sliding door accesses rear enclosed garden.

### Landing

Accessing all three Bedrooms and the family Bathroom. The carpeted landing also houses airing cupboard with further storage capacity.

### Bedroom One

3.84m x 3.27m (12' 7" x 10' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Boasting double fitted wardrobe space with storage and hanging capacity. Access to En Suite.

#### En Suite

A three piece suite including; Shower cubicle, pedestal handwash basin and low level WC. Wall fitted shaving point, wood effect flooring and mini wall mounted radiator completes the space.

#### Bedroom Two

2.81m x 2.70m (9' 3" x 8' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

2.37m x 2.01m (7' 9" x 6' 7") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Family Bathroom

A three piece suite including; Bath, pedestal handwash basin and low level WC. Also featuring; Mini wall mounted radiator, tiled splashback to cover units, ceiling extractor unit and double glazed obscured window to side elevation.

#### Outside

Externally, the property benefits from corner plot position allowing for off street parking for multiple vehicles, detached garage housing light, power and impressive apex storage and a rear enclosed garden mainly laid to lawn with entertaining patio accessed from the house, making it ideal for hosting and relaxing. The outdoor space is secured by timber fencing making it ideal for those with pets and young children.

#### Council Tax

We understand that the property currently falls within council tax band C, 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.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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