



£325,000

Brackendale Road, Swanwick DE55 1DJ

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Four Bedroom Detached House
- Perfect Family Home
- Popular residential location
- Village Location and Close To Local Amenities
- Off Road Car Parking for several vehicles
- Detached Garage
- Beautiful Landscaped Garden at the Rear

Property Description

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Main Particulars

Derbyshire Properties are delighted to offer 'For sale' this four bedroom detached property in extremely popular village of Swanwick. The property makes a wonderful, modern family home. We recommend an early internal inspection to avoid disappointment!

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Kitchen & WC to the ground floor with four Bedrooms, En Suite and the Family Bathroom to the first floor.

Externally, the property boasts driveway parking for four cars as an absolute minimum, a single detached garage fitted with light and power and a rear enclosed garden that has been beautifully landscaped to include decked entertaining area and reaching lawn all of which bordered by timber fencing. The current vendors have cleverly implemented lighting throughout the garden ensuring the space proves modern and accessible in all seasons.

Entrance Hall

Accessed via composite door to front elevation, with wall mounted radiator, vinyl flooring and carpeted stairs rising to first floor. Doors to to Kitchen Diner, Lounge & WC.

Lounge

4.11 x 3.59 (13'5" x 11'9") With double glazed window to front elevation, designer wall mounted radiator and carpeted flooring.

WC

Featuring wall mounted wash basin and low level WC. With wall mounted heated towel rail, partially tiled walls to cover units and double glazed obscured window to side elevation.

Kitchen Diner

5.48 x 4.65 (17'11" x 15'3") A beautiful rear kitchen dining space hosting a range of base cupboards and eye level units with complimentary worktops and a range of AEG appliances including; induction hob and extractor hood, integrated oven, integrated microwave oven and hot plate tray. Integrated fridge freeze and integrated dishwasher also both feature whilst there is an inset sink beneath, double glazed window unit overlooking garden. Wood effect laminate flooring extends to Dining Area where there is wall mounted designer radiator and double glazed French doors accessing rear decking.

Landing

Accessing all four Bedrooms and the Family Bathroom. With loft access.

Bedroom One

4.29 x 3.11 x 2.67 (14'0" x 10'2" x 8'9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Built in storage cupboard and open

archway aspect to En Suite.

En Suite

With a three piece suite comprising corner shower, wash hand basin and WC. Tiled splashbacks and flooring, ceiling spotlights and an extractor vent.

Bedroom Two

3.83 x 2.66 (12'6" x 8'8") With double glazed window to rear elevation, wall mounted radiator and laminate flooring.

Bedroom Three

2.77m x 2.46m (9' 1" x 8' 1") With a built in boiler cupboard housing the wall mounted gas boiler. Laminate flooring, a radiator and double glazed window to rear elevation.

Bedroom Four

3.12 x 2.78>1.83 (10'2" x 9'1">6'0") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.32 x 1.86 (7'7" x 6'1") A three piece suite including bath with a shower over and screen, hand wash basin and low level WC. Tiled splashbacks and flooring, a heated towel rail, spotlights, extractor vent and a double glazed obscured side window.

Outside

Externally, the property boasts driveway parking for four cars as an absolute minimum, a single detached garage fitted with light and power and a rear enclosed garden that has been beautifully landscaped to include decked entertaining area and reaching lawn all of which bordered by timber fencing. The current vendors have cleverly implemented lighting throughout the garden ensuring the space proves modern and accessible in all seasons.

Council Tax

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