



£310,000

Salcey Close, Swanwick DE55 1HD

Detached House | 4 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Immaculate Detached Family Home
- Four Bedrooms
- Open Plan Kitchen / Dining Room
- Office
- Family Bathroom with Separate Shower
- Viewing Highly Recommended
- Village location and close to local amenities

Property Description

Immaculate four bedroomed detached family home in popular village location.

Main Particulars

Derbyshire Properties are delighted to bring to the market this four bedroomed detached home situated in the extremely popular location of Swanwick. The property makes a wonderful modern family home and we recommend an early internal inspection to avoid disappointment!

The property briefly comprises, Lounge, Office, Open plan Kitchen / Dining room, Utility room and and downstairs WC. To the first floor, Four bedrooms and family bathroom with separate shower cubicle.

The property has parking to the front and beautiful enclosed rear garden with patio area ideal for entertaining.

Entrance Hallway

Accessed via a composite door to the front elevation, floor to ceiling wall mounted designer radiator, spot lights, tiled flooring, storage cupboard and stairs rising to the first floor.

Downstairs WC

Fully tiled with low level WC and vanity wash hand basin. Tiled flooring.

Living Room

14' 7" x 11' 9" (4.45m x 3.58m)

With UPVC double glazed bay window to the front elevation, carpeted flooring and built in media unit.

Office

10' 10" x 4' 6" (3.30m x 1.37m)

With UPVC double glazed window to the front elevation and carpeted flooring.

Kitchen

17' 7" x 8' 3" (5.36m x 2.51m)

A beautiful modern kitchen with a range of wall and base units with lighting and complimentary Quartz worktops, tiling to the splashback areas, sink unit with mixer tap over, boiling hot water tap and waste disposal unit. Built in Neff Induction hob with Neff extractor over. Built in Slide and hide Neff oven and Neff microwave/oven. Integrated Hotpoint fridge / freezer. Integrated Neff dishwasher. Floor to ceiling designer radiator, spot lights and UPVC French doors opening onto the patio area. Wood effect laminate floor covering.

Dining Room

13' 7" x 8' 11" (4.14m x 2.72m)

A beautiful space for entertaining, with UPVC double glazed windows overlooking the rear garden and French doors opening onto the patio area. Double radiator, spot

lights and wood effect laminate floor covering.

Utility Room

8' 1" x 4' 9" (2.46m x 1.45m)

With UPVC double glazed window to the rear elevation, single radiator. Base and eye level units with worktop over, tiling to splashback areas and single stainless steel sink unit and drainer with mixer tap over. Integrated Hotpoint 7kg washing machine and White Knight tumble dryer. Wood effect laminate floor covering.

First Floor

Landing

With access to bedrooms, carpeted floor covering, spotlights and access to loft space.

Bedroom One

13' 6" x 8' 4" (4.11m x 2.54m)

With two UPVC double glazed windows to the rear elevation, designer floor to ceiling radiator, spot lights, built in walk in wardrobe and carpeted floor covering.

Bedroom Two

12' 1" x 7' 11" (3.68m x 2.41m)

With UPVC double glazed window to the front elevation, single radiator and carpeted floor covering.

Bedroom Three

12' 2" x 5' 11" min (3.71m x 1.80m min)

With UPVC double glazed window to the front elevation, single radiator, spot lights, carpeted floor covering and alcove providing additional storage space.

Bedroom Four

10' 10" x 4' 9" (3.30m x 1.45m)

With UPVC double glazed window to the front elevation, single radiator, spot lights and carpeted floor covering.

Bathroom

8' 3" x 6' 2" (2.51m x 1.88m) A beautiful bathroom suite, comprising bath with mixer tap and shower attachment, separate shower cubicle with mixer shower, vanity unit with wash hand basin and W.C. within concealed cistern. The bathroom is fully tiled and has a wall mirror with integrated lighting. There is also a column towel radiator. UPVC double glazed window to the rear elevation and tiled flooring.

Outside

To the front of the property is a double-width, block paved driveway, providing off-road parking.

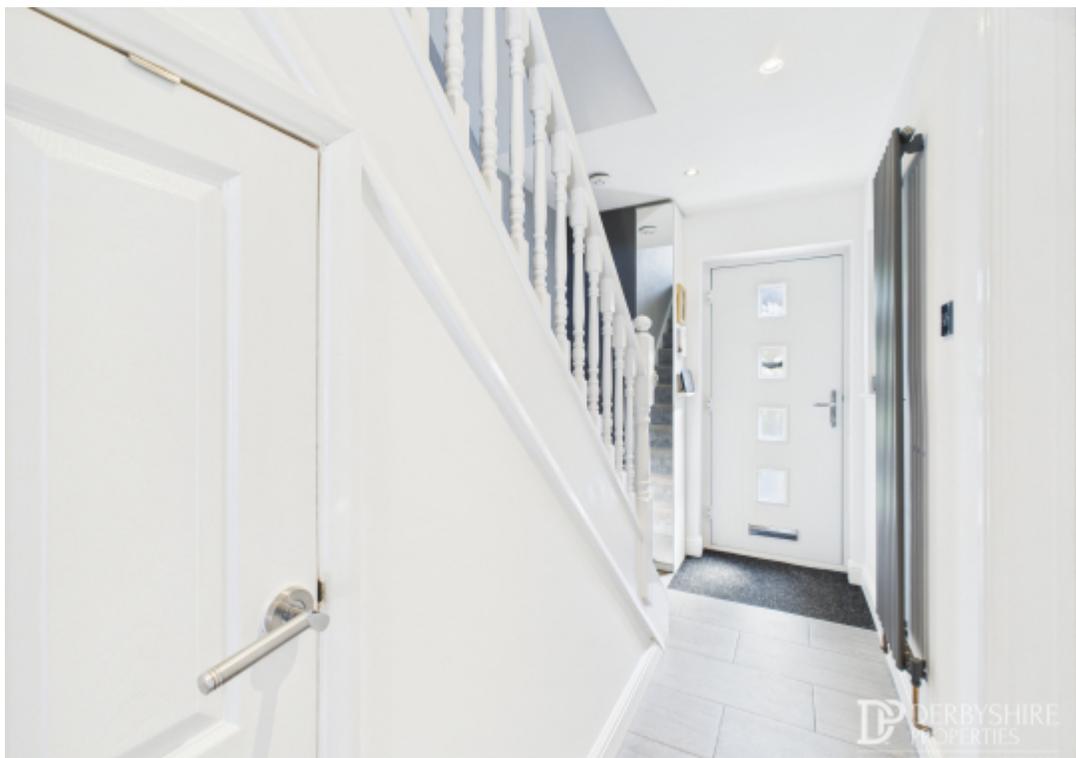
At the rear is a generous paved patio area - ideal for outdoor seating and entertaining, a lawn with shrub and plant borders and fencing to the boundaries.

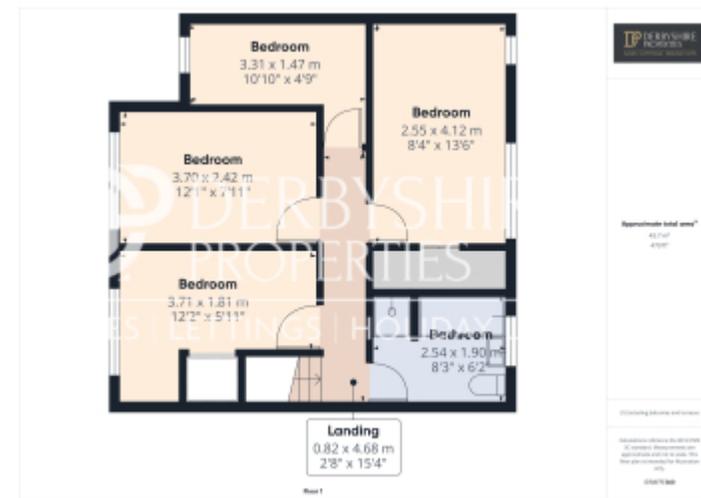
Council Tax

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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