



£225,000

Burleigh Crescent, Swanwick DE55 1DF

Bungalow | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Detached Bungalow In Desirable Location
- No Upward Chain
- Two Bedrooms
- Well Presented Throughout
- Drive & Garage
- Front Porch
- Viewing Strongly Advised To Avoid Disappointment

## Property Description

Derbyshire Properties are delighted to present this two bedroom detached bungalow situated in cul de sac position within the much sought after village of Swanwick. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this two bedroom detached bungalow situated in cul-de-sac position within the much sought after village of Swanwick. We recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living, briefly comprising; Entrance Porch, Entrance Hall, Lounge, Breakfast Kitchen, two double Bedrooms and a Shower Room. Externally, the property benefits from a manageable plot consisting of driveway parking for multiple vehicles (which leads to a single garage) and low maintenance garden to the front. The rear garden has a generous paved patio and paved pathways, artificial grass section and flower/plant borders.

### Entrance Porch

Upvc double glazed front door to the entrance porch. Tiled floor. Door through to the hallway.

### Entrance Hallway

Tiled floor. Storage cupboard, with window through to the porch. Coving to the ceiling.

### Living Room

15' 4" x 10' 5" (4.67m x 3.17m) Living flame gas fire, with tiled hearth and surround. Radiator. Upvc double glazed window to the front and side. Coving to ceiling.

### Breakfast Kitchen

10' 6" x 7' 1" (3.20m x 2.16m) Fitted with a range of base and eye level units. Work surfaces with tiled splash back. Cooker point with extractor fan over. Sink with mixer tap. Plumbing for washing machine. Space for fridge freezer. Upvc double glazed window to the side. Breakfast bar. Tiled floor.

### Bedroom One

12' 8" x 10' 3" (3.86m x 3.12m) Fitted range of wardrobes, with overhead storage and dressing table. Upvc double glazed window to the rear. Radiator.

### Bedroom Two

11' 9" x 9' 1" (3.58m x 2.77m) Currently used as a second lounge, this bedroom has Upvc double glazed French Doors to the rear garden. Radiator. Coving to the ceiling.

### Shower Room

8' 6" x 5' 4" (2.59m x 1.63m) With a fitted suite comprising shower cubicle with shower, vanity unit with wash hand basin and low level W.C. Tiled flooring and part tiled walls. Upvc double glazed window to the side. Heated towel rail.

### Outside

The front garden has a tarmac driveway, which leads to the single garage and provides off-road parking. There is also a slate chipping front, with shrub/plant borders.

The rear garden provides a good amount of privacy and comprises of a paved patio area, paved pathways, artificial grass and flower/plant borders. Fencing to the boundaries and access back to the front garden.

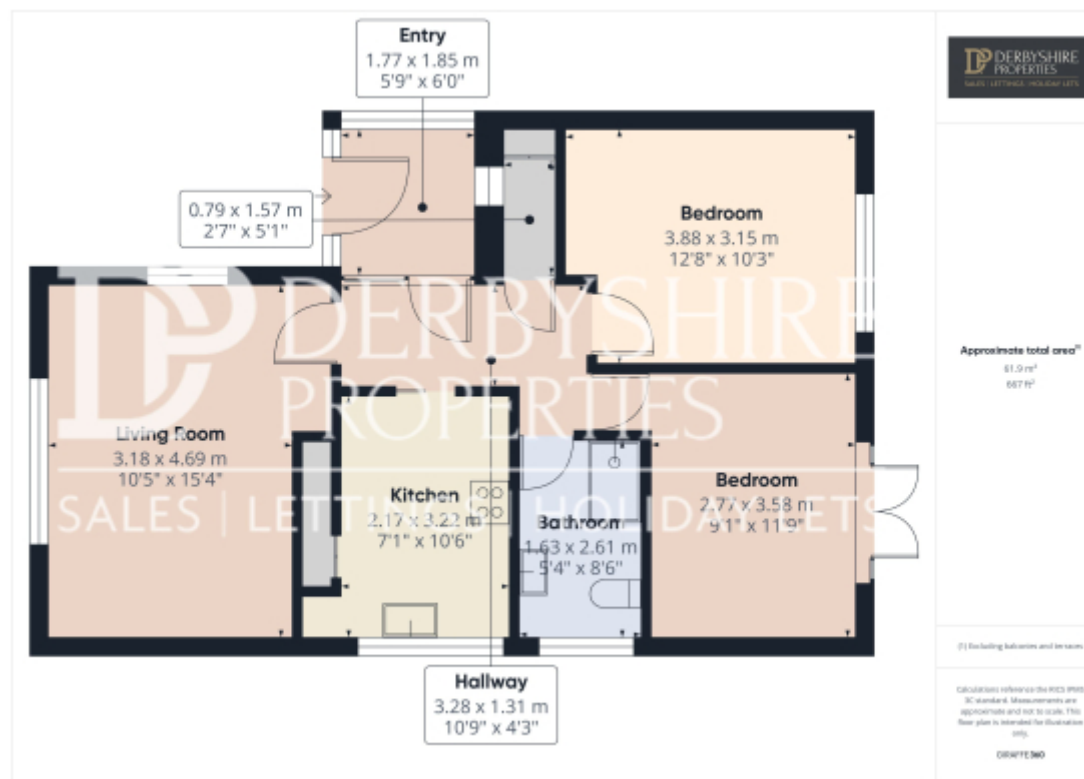
#### Council Tax

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.






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

## 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>		77
(55-68) <b>D</b>	67	
(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	

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