



£1,200,000

Derby Road, Swanwick DE55 1AD

Detached House | 6 Bedrooms | 4 Bathrooms

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Step Inside

Key Features

- Wonderful Family Home Set In 1.16 Acres
- Equestrian Facilities
- Self Contained Ground Floor Annex
- Six Double Bedrooms with potential for more
- Viewing Highly Recommended
- Stunning Surrounding Gardens

Property Description

Derbyshire Properties are delighted to offer for sale this stunning detached family residence. Set within 1.16 acres, this wonderful home offers over 3600 square feet of living accommodation alongside stunning gardens and the added benefit of two stables with adjoining paddock. We recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the property briefly comprises; Entrance Hall, Study, Inner Hallway, Gym, Lounge, impressive Dining/Kitchen/Living space, Utility Room & WC with further self contained ground floor annex consisting of; Kitchen, Living Room, Bedroom and Shower room. To the first floor, there are a further five double Bedrooms with one currently featuring as a fabulous entertainment space/games room. Four piece family Bathroom, Shower room and further En Suite also feature alongside Landing seating area.

Externally, the home is set within 1.16 acres with sweeping driveway accessed via electric gates from the road. Your approach is accompanied by mature fruit trees alongside lawned spaces to the front, side and rear elevation, all benefitting from mature shrubbery and raised flower beds. Parking for several vehicles can be located to the front and side of the home as well as ample turning space. The rear garden houses large entertaining patio, further lawned space and detached orangery with fitted swim spa inside forming an all round wonderful entertaining space. Those with equestrian interests will benefit from additional turning out stables and yard which is fitted with power also. The entire area is secured by a combination of timber fencing, mature shrubbery and luxurious fenced frontage ensuring the perfect space for those with pets and young children.

Entrance Hallway

Accessed via entrance door to the front elevation with tiled flooring, wall mounted radiator and doorways to;

Study

5.27m x 3.95m (17' 3" x 13' 0") With two double glazed windows to front elevation, wall mounted radiator and wooden flooring.

Inner Hallway

Housing sideboard and two further corner units with granite detailing, this space has tiled flooring and doorways to;

Gym *EQUIPMENT INCLUDED*

3.94m x 3.21m (12' 11" x 10' 6") With double glazed window to side elevation, wall to wall mirrors, wall mounted radiator and wooden flooring.

Lounge

5.90m x 5.39m (19' 4" x 17' 8") A cosy yet spacious lounge with double glazed arched windows to side elevation, carpeted flooring throughout and traditional inglenook fireplace housing multi fuel burner on raised hearth. Internal oak framed bi fold doors open to;

Kitchen/Living/Dining Area

12.75m x 3.94m (41' 10" x 12' 11") A stunning open plan family space, perfect for hosting or relaxing. The kitchen itself features a solid oak range of base cupboards and eye level units with granite worktops over which integrate a comprehensive range of fitted appliances including fridge freezer, dishwasher and one and a half bowl sink with mixer tap. AGA cooker sits beneath fitted extractor hood and tiled splashback whilst the kitchen island, also granite topped benefits from further storage and integrated wine racks. Under unit lighting and exposed timber beams add a further touch of class but none more so than window seating area with storage beneath and double glazed window overlooking the front garden. Utility Area off kitchen. Tiled flooring extends to living/dining space which benefits from double glazed surround, ceiling fan and double glazed French doors accessing rear garden.

Self Contained Ground Floor Annex

Hallway

Accessed via composite door to front elevation with laminate flooring, fitted store cupboard and doorways to;

Living Room

4.18m x 3.96m (13' 9" x 13' 0") With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

Utility Room

2.85m x 2.78m (9' 4" x 9' 1") With storage cupboards and granite worktops of its own, this utility area benefits from under counter plumbing/power for washing machine/tumble dryer and inset Belfast sink.

Kitchen

3.92m x 2.60m (12' 10" x 8' 6") Featuring a range of base cupboards and eye level units with complimentary worktops over and integrated appliances including; Oven, hob with accompanying extractor hood, fitted fridge freezer, dishwasher and inset one and a half bowl sink. Double glazed window features to side elevation.

WC

Bedroom Six

4.88m x 3.27m (16' 0" x 10' 9") With double glazed windows to side and rear elevation, wood effect flooring and electric wall mounted heater. Access to wet room.

Bathroom

2.47m x 1.68m (8' 1" x 5' 6") A tiled wet room with shower attachment, vanity handwash basin and low level WC.

First Floor

Landing/Cinema Room

Impressive landing space including cinema seating area, large double glazed window overlooking rear garden, carpeted flooring and wall mounted radiator. Fitted cupboard provide additional storage capacity whilst doorways access;

Master Bedroom

4.63m x 3.98m (15' 2" x 13' 1") With double glazed windows to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes with mirrored sliding doors provide ample storage/hanging capacity. Access to En Suite.

En-Suite

2.71m x 2.30m (8' 11" x 7' 7") A stylish three piece En suite including; Double walk-in shower, wall mounted handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor fan, fitted airing cupboard and double glazed obscured window to front elevation completes the space.

Bedroom Two (currently Games Room))

5.91m x 5.34m (19' 5" x 17' 6") With triple aspect double glazed windows to rear and either side elevation, two wall mounted radiators and carpeted flooring. Loft hatch can be accessed here.

Bathroom

3.26m x 2.84m (10' 8" x 9' 4") A wonderful four piece suite comprising; Raised jacuzzi bath, fitted shower, stunning vanity handwash unit with ample storage and low level WC. Wall mounted heated towel rail and double glazed window to side elevation completes the space.

Bedroom Three

3.82m x 3.93m (12' 6" x 12' 11") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes with mirrored sliding doors provide ample storage/hanging capacity.

Bedroom Four

3.91m x 2.98m (12' 10" x 9' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Five

3.72m x 2.76m (12' 2" x 9' 1") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Shower Room

A tiled three piece suite including; Corner shower cubicle, wall mounted vanity handwash basin and low level WC. Wall mounted heated towel rail, LED mirror and ceiling fitted extractor unit complete the space.

Outside

Externally, the home is set within 1.16 acres with sweeping driveway accessed via electric gates from the road. Your approach is accompanied by mature fruit trees alongside lawned spaces to the front, side and rear elevation, all benefitting from mature shrubbery and raised flower beds. Parking for several vehicles can be located to the front and side of the home as well as ample turning space. The rear garden houses large entertaining patio, further lawned space and detached orangery with fitted swim spa inside forming an all round wonderful entertaining space. Those with equestrian interests will benefit from two stables and paddock which is fitted with power also. The entire area is secured by a combination of timber fencing, mature shrubbery and luxurious fenced frontage ensuring the perfect space 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	87
(69-80) C		
(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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