



£250,000

Derby Road, Swanwick DE55 1AD

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Semi Detached Home
- Driveway Parking for Multiple Vehicles
- Stunning Landscaped Gardens
- Hot tub/Entertaining Area
- Perfect First Home
- Ideal for access to Alfreton, Ripley, A38 and M1
- Renovated Throughout
- Two Double Bedrooms
- Recently Fitted Bathroom

## Property Description

Derbyshire Properties are delighted to present this semi detached home in the much sought after village of Swanwick. Lovingly upgraded by the current owners, this stunning property makes the perfect first home. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the home briefly comprises; Entrance Hall, Open Plan Living/Dining Space and breakfast Kitchen to the ground floor. To the first floor there are two double Bedrooms and recently fitted family Bathroom.

Externally, the property benefits from block paved driveway parking for two vehicles to the front elevation with steps leading to entrance door and access to rear enclosed garden via cast iron gate and pathway. The rear enclosed garden is a wonderful private area with two porcelain tiled patio spaces, artificial turf with raised timber planters to border. Decked hot tub area features light, power and shelter forming the perfect space to entertain no matter the season. Sizeable shed allows for impressive amount of garden storage whilst timber fencing secures the area making it ideal for those with pets and young children.

### Entrance Hallway

Accessed via composite door to front elevation with mini wall mounted radiator, tiled flooring, carpeted stairs rising to first floor and doorway to;

### Living/Dining Room

6.27m x 4.91m (20' 7" x 16' 1") A fantastic family room with double glazed bay window to front elevation, wall mounted radiator and wood effect flooring. Decorative panelling features to the walls in the living space whilst further wall mounted radiator, double glazed window to side elevation and understairs store space are situated to the dining area.

### Kitchen

5.11m x 2.11m (16' 9" x 6' 11") A stylish breakfast kitchen that features a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Gas oven, gas hob with accompanying extractor hood, microwave, fitted fridge freezer and inset one and a half bowl sink. Tiled splashback covers the workspace whilst tiled flooring extends to fitted breakfast bar where wall mounted radiator and UPVC double glazed door accessing rear enclosed garden completes the space.

### First Floor

#### Landing

Impressive landing space with two double glazed windows to side elevation, carpeted flooring, loft access and doorways to;

#### Bedroom One

3.23m x 3.18m (10' 7" x 10' 5") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. A range of fitted wardrobes provide valuable

storage and hanging capacity.

#### Bedroom Two

2.84m x 2.59m (9' 4" x 8' 6") with double glazed window to rear elevation, wall mounted radiator and wood effect flooring. Fitted cupboards provide valuable storage capacity.

#### Bathroom

2.09m x 1.94m (6' 10" x 6' 4") A stylish three piece suite including; Bath with shower screen and attachment, wall mounted vanity handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst wall mounted heated towel rail, electric wall mounted heated towel rail and wall fitted extractor unit complete the space.

#### Outside

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#### Council Tax

We understand that the property currently falls within council tax band B, 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 © 2026 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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(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	

Telephone: 01773 832355

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