



**DERBYSHIRE**  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

£190,000

Charnwood Close, Swanwick DE55 1HH

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Perfect First Home
- Parking For Several Vehicles
- Impressive Rear Garden
- Two Double Bedrooms
- Deceptively Spacious Accommodation
- Ideal For Access to A38 & M1
- Walking Distance To All Local Amenities
- Walking Distance To Schools/Shops

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom home boasting enviable position in cul de sac location. Situated in the highly regarded village of Swanwick, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom home boasting enviable position in cul de sac location. Situated in the highly regarded village of Swanwick, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge, Dining Kitchen & Conservatory to the ground floor with two double Bedrooms and Bathroom to the first floor. Externally, the home benefits from impressive plot featuring front lawn, driveway parking for several vehicles to the front/side elevation and a fantastic rear enclosed garden. The garden features sizeable entertaining patio and further lawned space, together forming the ideal area to host or relax. There is space for two sheds whilst the entire area is secured by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

### Entrance

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

### Living Room

3.85m x 2.97m (12' 8" x 9' 9") With double glazed window to front elevation, wall mounted radiator and wood effect flooring. The centre piece of the room is fireplace on raised hearth set in decorative surround.

### Dining Kitchen

3.90m x 2.77m (12' 10" x 9' 1") The kitchen itself features a range of base cupboards and eye level units with complimentary worktops over and fitted gas oven and gas hob with accompanying extractor hood. Inset sink sits beneath double glazed window overlooking rear garden. Wood effect flooring extends to the dining area where wall mounted radiator, understairs cupboard and double glazed sliding doors accessing the Conservatory are situated.

### Conservatory

3.59m x 1.91m (11' 9" x 6' 3") UPVC double glazed surround conservatory with a brick base, wall lights and door accessing rear garden.

### Landing

Accessing both Bedrooms and the family Bathroom.

### Bedroom One

3.51m x 2.89m (11' 6" x 9' 6") With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Fitted wardrobe over stairs provides valuable storage/hanging capacity.

### Bedroom Two

3.15m x 2.06m (10' 4" x 6' 9") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

#### Bathroom

A tiled three piece suite including bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall fitted extractor unit, wall mounted radiator and double glazed obscured window to rear elevation completes the space.

#### Outside

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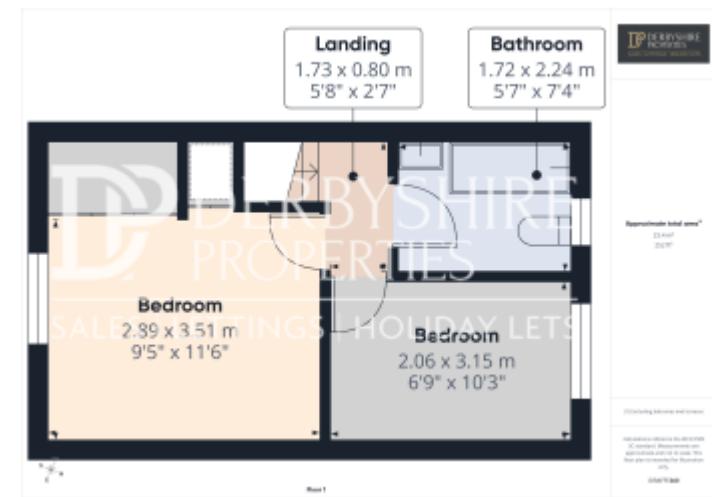
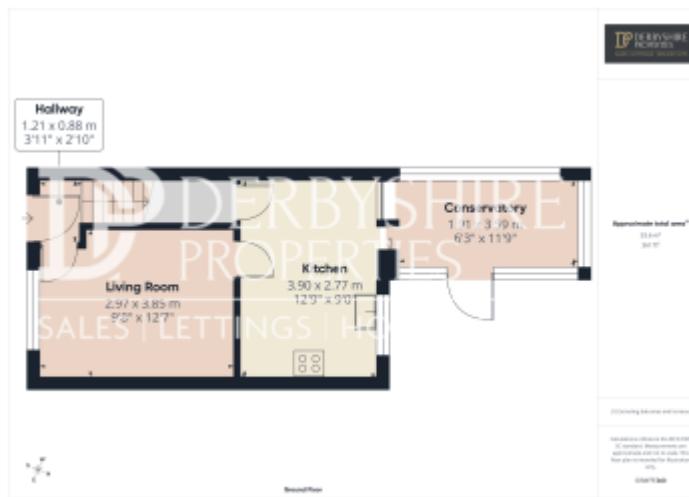
#### Council Tax

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

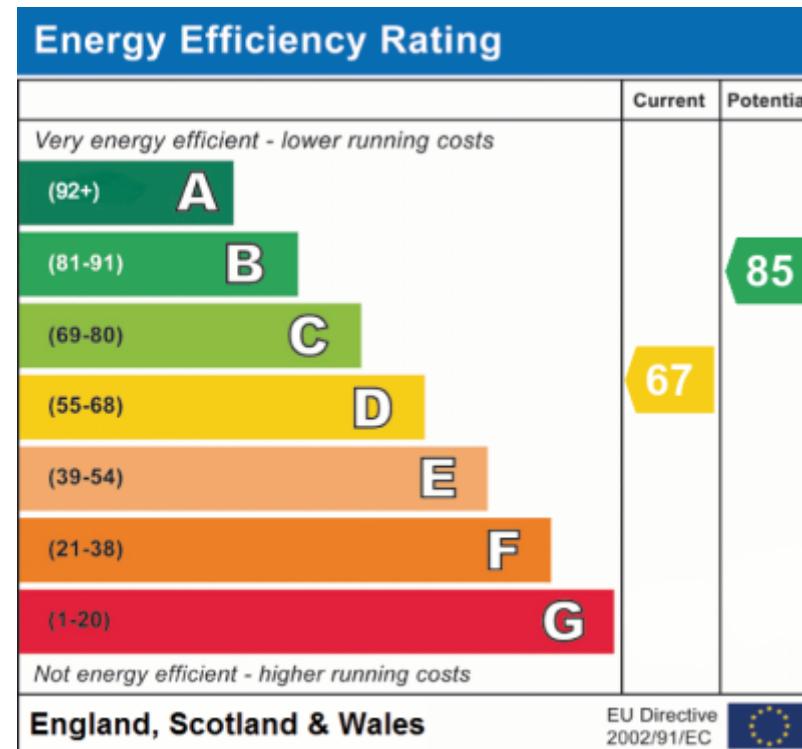
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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