# £195,000

Ashton Close, Swanwick DE55 1HG

| 3 Bedrooms | 1 Bathroom

DERBYSHIRE
PROPERTIES

# Step Inside

## Key Features

- Perfect First Home
- Highly Regarded Area
- Walking Distance To Local Schools
- Ideal for Access to A38 & M1
- Viewing Essential
- Low maintenance
- Three Bedrooms & Bathroom
- Impressive Rear Garden
- Garage & Driveway Parking

## Property Description

Derbyshire Properties are pleased to present this three bedroom home on much sought after residential estate in the highly regarded village of Swanwick. Boasting enviable position and plot, this home is available to purchase with no upward chain. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this three bedroom home on much sought after residential estate in the highly regarded village of Swanwick. Boasting enviable position and plot, this home is available to purchase with no upward chain. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance hall, Lounge & Dining Kitchen to the ground floor with three Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from impressive plot consisting of driveway parking to the front elevation and single garage with light, power and ample apex storage. Pathway accesses rear enclosed garden via side elevation where shed and small lawned space are located. The rear garden itself benefits from sizeable entertaining patio and further lawned area ensuring the ideal environment to host or relax. The space is secured by timber fencing making it ideal for those with pets and young children.

Entrance
Accessed via UPVC double glazed door to front elevation with tiled effect flooring. Oak door access Living Room.

Living Room
4.52m x 4.20m (14' 10" x 13' 9") With double glazed window to front elevation, TV point, wall mounted radiator and carpeted flooring. Stairs rise to first floor.

Kitchen Diner
4.50m x 2.86m (14' 9" x 9' 5") The kitchen features a range of wood effect base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Double oven, gas hob with accompanying extractor hood and inset one and a half bowl sink beneath double glazed window overlooking rear garden. Tiled effect flooring extends to dining area where double glazed French doors open to rear garden and complete the space.

First Floor

Landing
Accessing all three Bedrooms, this carpeted space also features mini wall mounted radiator.

Bedroom One
3.71m x 3.21m (12' 2" x 10' 6") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two
3.37m x 3.20m (11' 1" x 10' 6") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three
2.26m x 1.90m (7' 5" x 6' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom
1.95m x 1.89m (6' 5" x 6' 2") An attractive three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC.

Outside
Externally, the property benefits from impressive plot consisting of driveway parking for several vehicles to the front elevation and single garage with light, power and ample apex storage. Pathway accesses rear enclosed garden via side elevation where shed and small lawned space are located. The rear garden itself benefits from sizeable entertaining patio and further lawned area ensuring the ideal environment to host or relax. The space is secured by timber fencing making it ideal for those with pets and young children.

Council Tax
We understand that the property currently falls within council tax band A, 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.

DERBYSHIRE
PROPERTIES

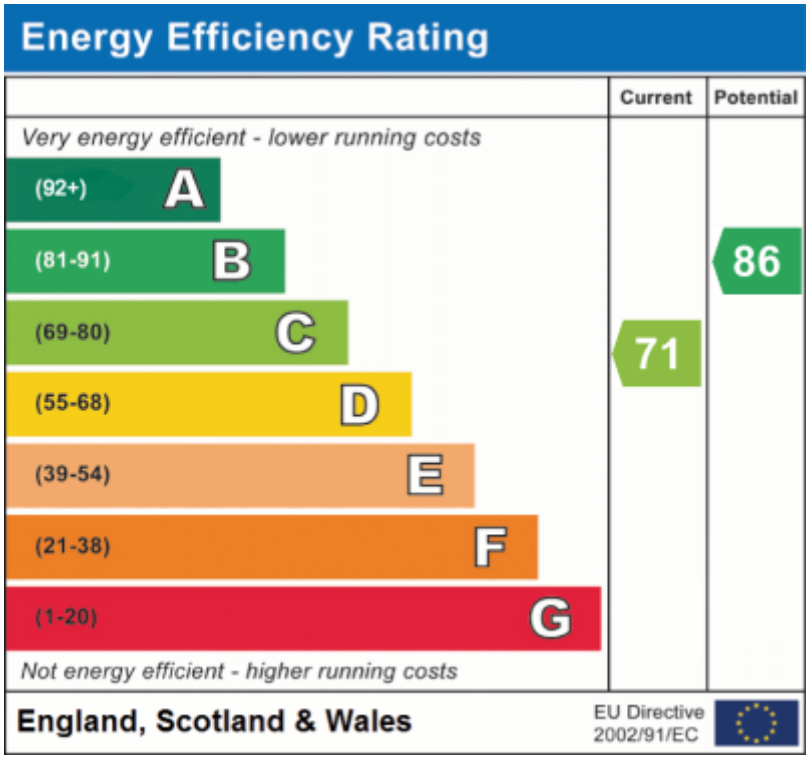
DERBYSHIRE
PROPERTIES

DERBYSHIRE
PROPERTIES

DERBYSHIRE
PROPERTIES

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




Telephone: 01773 832355

DERBYSHIRE PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com