



£315,000

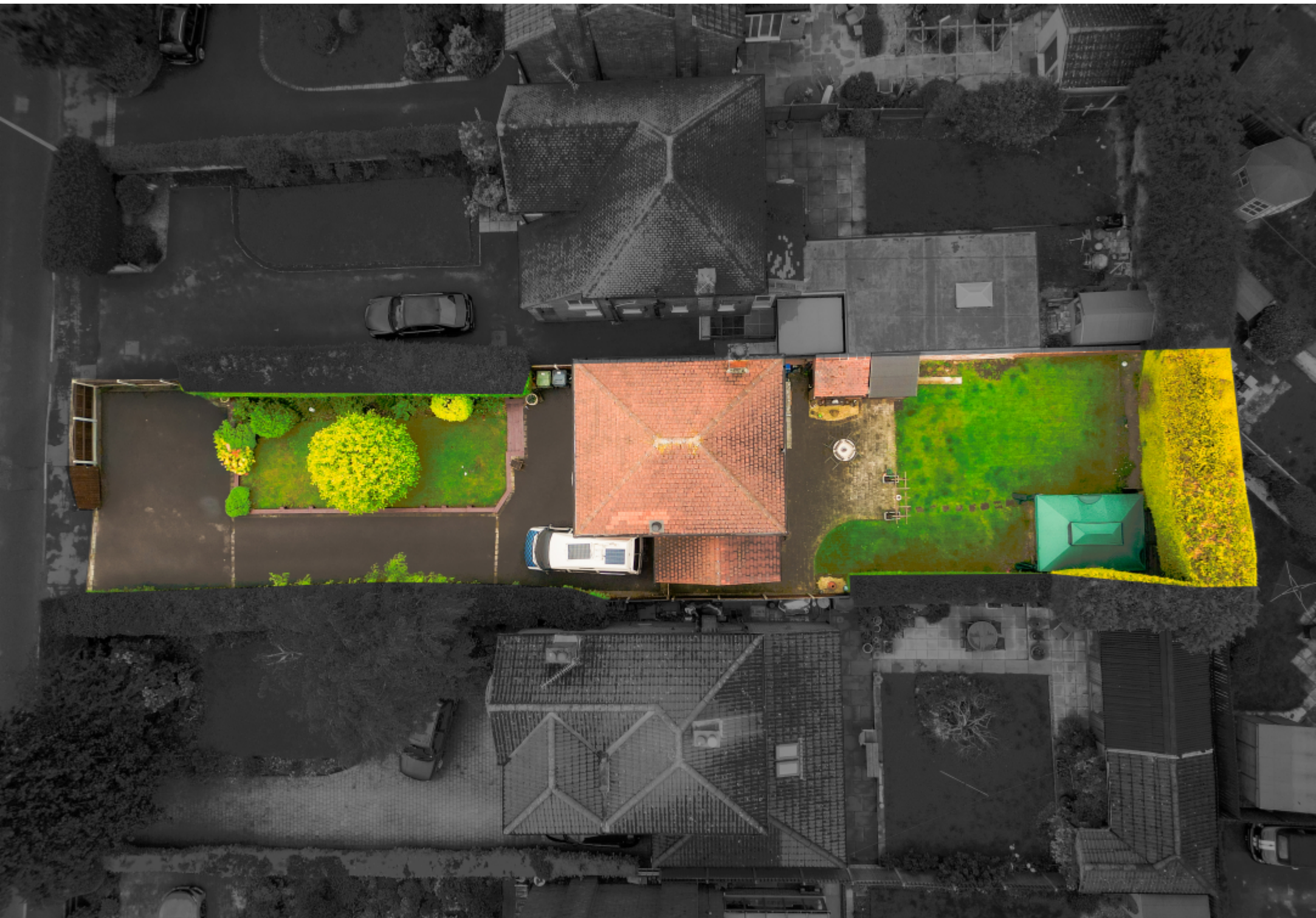
The Delves, Swanwick DE55 1AR

Detached House | 3 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Detached Home On Impressive Plot
- Much Sought After Village Location
- Highly Regarded Village Of Swanwick
- Wonderfully Private Rear Garden
- Views To The Front Aspect
- Parking For Numerous Cars/Vehicles
- Walking Distance To All Local Amenities
- Walking Distance To Primary & Secondary Schools
- Perfect For Access to A38 & M1

## Property Description

Derbyshire Properties are delighted to present this traditional three bedroom detached home in the highly regarded village of Swanwick. Situated on an impressive plot within walking distance of Swanwick Hall School, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this traditional three bedroom detached home in the highly regarded village of Swanwick. Situated on an impressive plot within walking distance of Swanwick Hall School, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Area, Kitchen and Shower room to the ground floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the home enjoys a prominent position on a much sought after road within walking distance of a host of local amenities including primary & secondary schools. The property benefits from an impressive plot with gated driveway housing parking space for 7-8 vehicles alongside lawn area which could be converted for more parking if necessary. Mature hedgerows border the space whilst there is also an EV charging point. The rear enclosed garden is a wonderfully private environment with large entertaining patio and reaching lawn extending to the rear boundary where mature shrubbery resides. Brick built outhouse with light and power provides valuable garden storage.

### Entrance Hallway

Accessed via UPVC double glazed door to front elevation with stained glass surround. Wall mounted radiator features whilst understairs cupboard provides valuable storage. Doorway to;

### Living Room

4.21m x 3.49m (13' 10" x 11' 5") With double glazed bay window to front elevation housing bespoke fitted shutters. Parquet wooden flooring features throughout whilst multi fuel burner on raised hearth forms the centre piece of the room.

### Dining Room

3.13m x 3.07m (10' 3" x 10' 1") Enjoying an open aspect to the kitchen, this dining area also benefits from wall mounted radiator and double glazed bay window to rear elevation.

### Kitchen

Featuring a healthy range of base cupboards and eye level units with complimentary wooden worktops over and a range of fitted appliances including; Double oven gas hob with accompanying extractor hood, fridge freezer, dishwasher, washing machine and ceramic inset one and a half bowl sink. tiled flooring runs throughout whilst double glazed window and UPVC door feature to the rear elevation. Mini wall mounted radiator by entrance to;

### Downstairs Shower Room

1.82m x 1.49m (6' 0" x 4' 11") A three piece suite including; Double walk-in shower, pedestal handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to front elevation completes the space.

## First Floor

### Landing

With double glazed window to side elevation, carpeted flooring and doorways to;

### Bedroom One

4.19m x 3.47m (13' 9" x 11' 5") With double glazed window to front elevation, wall mounted cast iron radiator and wooden flooring.

### Bedroom Two

3.47m x 2.41m (11' 5" x 7' 11") With double glazed window to rear elevation, wall mounted cast iron radiator and carpeted flooring.

### Bedroom Three

1.91m x 1.72m (6' 3" x 5' 8") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

1.92m x 1.49m (6' 4" x 4' 11") A three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall mounted heated towel rail, double glazed obscured window to rear elevation and fitted storage cupboard over stairs completes the space.

### Outside

Externally, the home enjoys a prominent position on a much sought after road within walking distance of a host of local amenities including primary & secondary schools. The property benefits from an impressive plot with gated driveway housing parking space for 7-8 vehicles alongside lawn area which could be converted for more parking if necessary. Mature hedgerows border the space whilst there is also an EV charging point. The rear enclosed garden is a wonderfully private environment with large entertaining patio and reaching lawn extending to the rear boundary where mature shrubbery resides. Brick built outhouse with light and power provides valuable garden storage.

### Council Tax

We understand that the property currently falls within council tax band D, 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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(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

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)