Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

5 Minster Way, Swanwick, Alfreton, DE55 1FE

£189,950

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A beautifully presented modern semi detached property offering deceptively spacious two double bedroom accommodation with ample car parking and low maintenance gardens. Situated in a quiet cul de sac location in the popular village of Swanwick. Viewing is recommended.

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Offered with vacant possession/ no chain. The well maintained home offers welcoming entrance porch with storage cupboard, spacious lounge with feature fireplace, well equipped dining kitchen with French doors opening on the garden. To the first floor there is a landing, two double bedrooms and bathroom.

Benefitting from gas central heating and UPVC double glazed windows and doors.

To the front of the property there is off road parking for two vehicles and a pretty lawned fore garden. A gate to the side provides access to the rear enclosed garden with a sunny patio.

Swanwick is a sought after village with excellent local amenities, ie schools, local shops and easy access to Ripley, Alfreton, Derby and Nottingham via major road links ie A38, M1 and A1, which provides the gateway to the stunning Peak District.

ACCOMMODATION
A UPVC double glazed entrance door allows access.

ENTRANCE PORCH
There is wood effect flooring and a useful built-in cloaks cupboard providing storage with a UPVC double glazed window to the front.

LOUNGE
14'11 x 11'10 (4.55m x 3.61m)
Having a oak effect fire surround with hearth housing an electric stove fire, radiator, TV aerial point, satellite connection, UPVC double glazed window to the front and stairs climb to the first floor.

KITCHEN
11'9 x 9'10 (3.58m x 3.00m)
Well appointed with a range of cream shaker style base cupboards, drawers and eye level units with wood grain effect work surface over incorporating a one and a half bowl acrylic sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, 5 ring gas hob, extractor hood, fridge , freezer and plumbing for a washing machine. There is a radiator, wood grain effect flooring, UPVC double glazed window over looks the garden and UPVC double glazed French doors allow access. An Ideal wall mounted boiler serves the domestic hot water and central heating system.

TO THE FIRST FLOOR

LANDING
There is a built-in airing cupboard housing the copper hot water cylinder and providing linen storage. There is access to the part boarded roof void.

BEDROOM ONE
11'10 x 9'10 (3.61m x 3.00m)
Having a window to the rear elevation, radiator and a TV aerial point.

BEDROOM TWO

9'9 x 8'10 + wardrobe recess (2.97m x 2.69m + wardrobe recess)

There is a UPVC double glazed window to the front elevation, radiator and a useful in-built cupboard with shelving provides storage.

BATHROOM

Beautifully appointed with a three piece suite comprising a panelled bath with electric shower over, heated towel radiator, extractor fan, complementary full tiling with contrast inset and a UPVC double glazed window to the side elevation.

OUTSIDE

To the front of the property there are car parking spaces. A lawned fore garden with a path leading to the front door, outside light and a path to the side provides access to the rear.

GARDEN

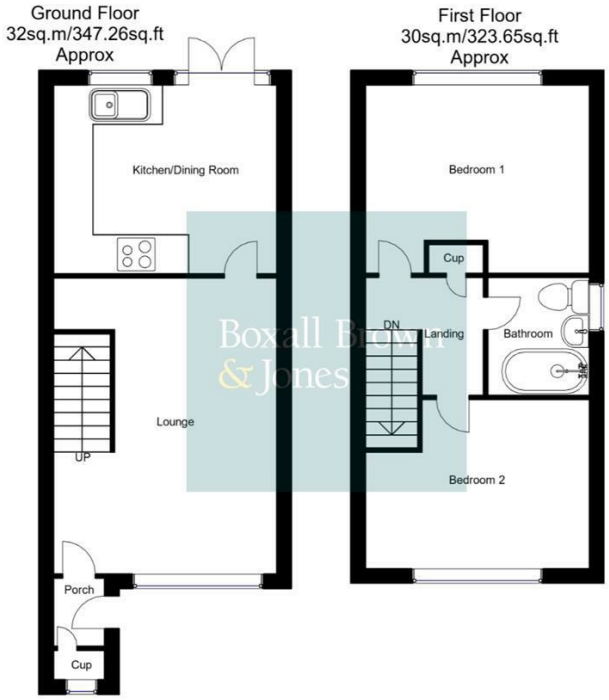
The enclosed rear garden has a paved patio with steps leading to a lawned garden with paved seating area, perfect for alfresco dining, outside tap, wooden garden shed with light and power.

Road Map

Hybrid Map

Terrain Map

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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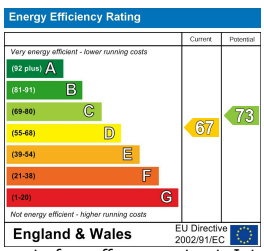
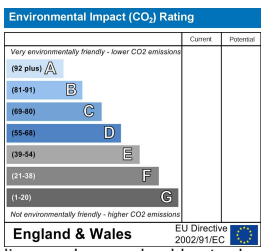
Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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