



19 Larkfields Crescent, Swanwick, Alferton, DE55 1EU

£440,000



An immaculately presented contemporary family home, situated in a quiet cul de sac location in the sought after village of Swanwick. The newly updated four bedroomed property has a conservatory, landscaped garden, garage and driveway for several vehicles. Viewing is strongly recommended.



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The welcoming accommodation comprises an open storm porch, reception hallway, spacious lounge and an impressive living dining kitchen well equipped with quality units and integrated appliances. There is a separate utility room, WC cloaks and a generous conservatory with French doors opening onto the patio. To the first floor there is a gallery landing, family bathroom and four good sized bedrooms, (principal bedroom with luxury en-suite).

Benefitting from UPVC double glazed windows and doors fitted with Hillarys bespoke blinds and shutters and gas central heating.

To the front of the property is fore garden with mature hedging and a driveway providing ample off road parking and leading to an integral garage. Paths to both sides allow access to the fully enclosed rear garden, which is landscaped with a lawn, mature trees, shrubs and flowering plants to the borders. There is a newly paved seating area, perfect for alfresco dining and entertaining.

Swanwick is a sought after village with excellent local amenities, ie convenience shopping, schools, real ale pubs and easy access to both Ripley and Alfreton town centres. Swanwick is close to major road

links, ie. A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

There is a recessed storm porch with light and a half glazed composite entrance door allows access.

RECEPTION HALLWAY

There is a range of coat hanging, oak effect flooring, radiator and stairs climb to the first floor.

LOUNGE

16'10 x 11'2 (5.13m x 3.40m)

A tastefully decorated room with a UPVC double glazed box bay window to the front fitted with bespoke shutters. Having a radiator, TV aerial point, satellite connection, telephone point, oak effect flooring and a granite fire surround with matching hearth and insert housing a living flame gas fire.

IMPRESSIVE LIVING DINING KITCHEN

20'3 x 12'11 max measurements (6.17m x 3.94m max measurements)

The hub of the house is beautifully appointed with a high quality range of shaker style base cupboards, drawers and eye level units with wood grain effect work surface over incorporating a one and a half bowl porcelain sink drainer with mixer taps and white splashback tiling, extending to a breakfast bar with pendant lighting. Integrated

appliances include a Neff hide and slide electric oven, gas hob, dishwasher, fridge freezer and wine cooler. There is porcelain natural tiled flooring, a range of shelving, inset spot and under plinth mood lighting and a UPVC double glazed window to the rear. A family area has a vertical radiator, TV aerial point and UPVC French doors open into the conservatory.

UTILITY ROOM

7' x 5'3 (2.13m x 1.60m)

Fitted with a matching base cupboard and wall units, with stainless steel sink drainer and wood grain work surface over. There is plumbing for an automatic washing machine and space for a tumble dryer, Ideal boiler (serving the domestic hot water and central heating system) natural porcelain tiled flooring, radiator and a tiled splash back. A UPVC double glazed window and a half glazed entrance door. opens onto the garden.

WC CLOAKS

Appointed with a low flush WC, wall mounted wash hand basin with splash back tiling, UPVC double glazed window with matching tiled sill, radiator and natural tiled flooring.

CONSERVATORY

18'7 x 12'2 (5.66m x 3.71m)

A generous Victorian 'P' shaped style, constructed with a brick built base, UPVC double glazed windows and doors with carpet flooring, light, power and bespoke blinds.

TO THE FIRST FLOOR

GALLERY LANDING

There is a UPVC double glazed window to the side elevation fitted with bespoke shutters, access to the part boarded roof void and a in-built airing cupboard housing the hot water cylinder and providing linen storage.

BEDROOM ONE

14'1 x 12'5 (4.29m x 3.78m)

A generous room with a radiator and a UPVC



double glazed window to the front elevation fitted with bespoke shutters.

LUXURY ENSUITE

Appointed with a shower enclosure, pedestal wash hand basin and a low flush WC, there is complementary half tiling, wood grain effect ceramic tiled flooring, inset spot lighting, heated towel radiator, extractor fan and a UPVC double glazed window.

BEDROOM TWO

11'6 x 9'1 (3.51m x 2.77m)

A naturally light and spacious room with dual aspect UPVC double glazed windows to the front and side elevations, fitted with bespoke shutters and a radiator.

BEDROOM THREE

10'2 x 9'2 (3.10m x 2.79m)

Having a radiator and a UPVC double glazed window to the rear elevation fitted with bespoke blind.

BEDROOM FOUR

9'4 x 7' (2.84m x 2.13m)

Currently used as a home office, perfect for the home worker with a radiator and a UPVC double glazed window to the rear elevation.

FAMILY BATHROOM

Fitted with a panelled bath with an electric shower and glazed screen over, pedestal wash hand basin and a low flush WC, complementary natural floor and wall tiling, heated towel radiator, inset spot lights, extractor fan and a UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a fore garden with mature hedging and a double driveway providing off road parking and leading to the integral garage. There is a recessed storm porch, further hard standing, outside lighting and paths to both side of the property leading to the rear garden.

GARAGE

18'5 8'2 (5.61m 2.49m)

Having an up and over door, light and power.



GARDEN

The mature rear garden has been beautifully landscaped with a paved patio with edging to a lawned area. Having established trees, shrubs and flowering plants to the borders providing a high degree of privacy. There is outside mood lighting, perfect for entertaining and alfresco dining.



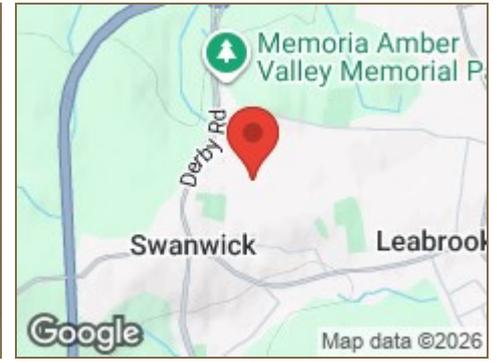
Road Map



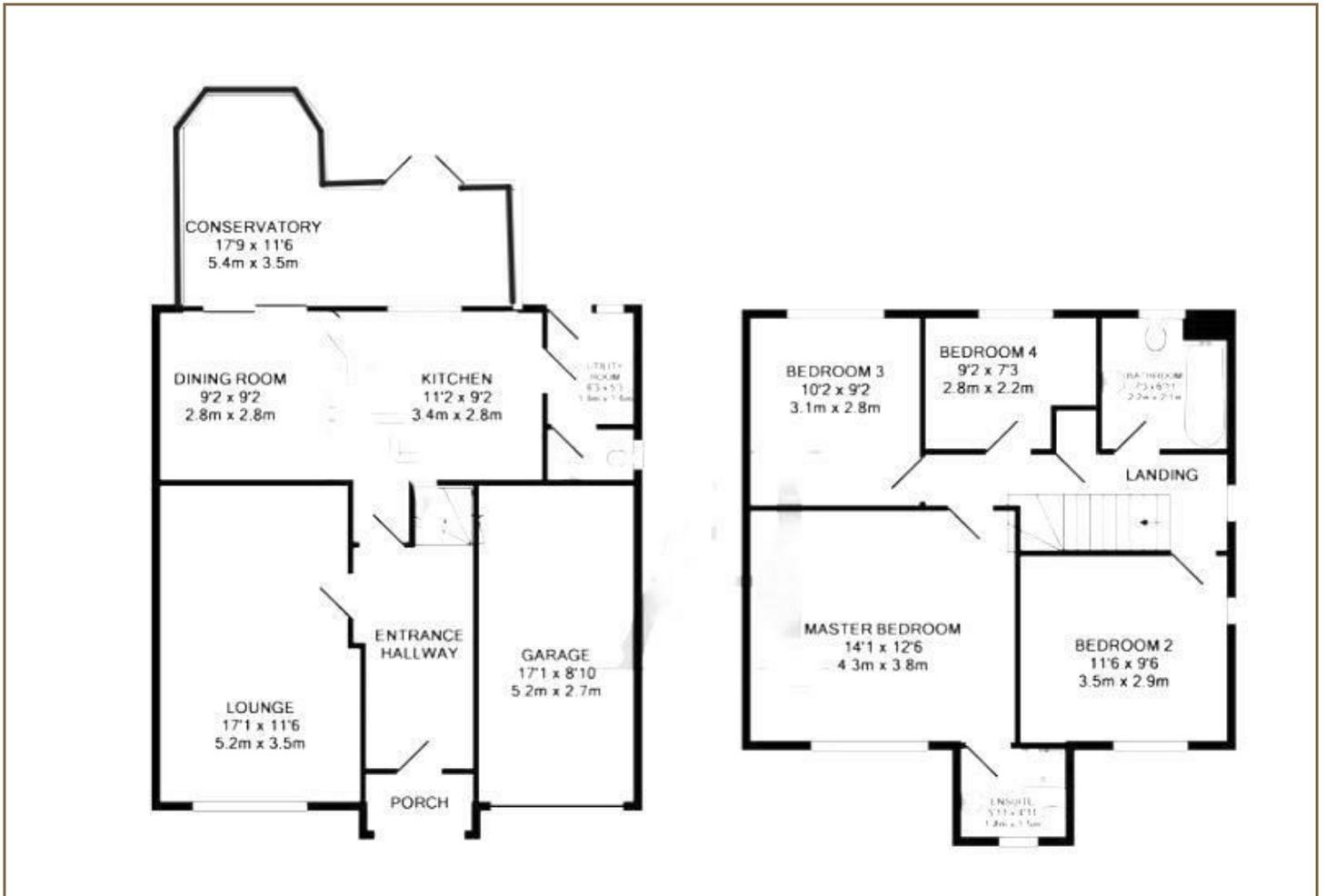
Hybrid Map



Terrain Map



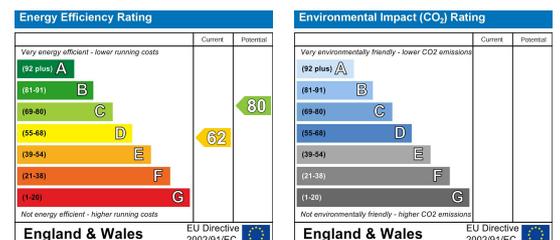
Floor Plan



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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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk