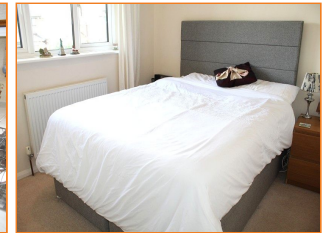
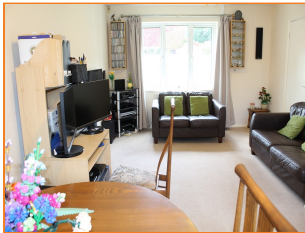


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Yardley Close, Swanwick

£245,000

- THREE BEDROOM DETACHED HOUSE
- 27FT 1 TANDEM GARAGE
- CUL-DE-SAC POSITION
- REALISTICALLY PRICED
- VIEWING STRONGLY RECOMMENDED
- ENERGY RATING AWAITED



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specific to the contrary interested parties should note that:- 1). These particulars are given without responsibility of Green & May Ltd or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; 2). Green & May Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; 3). The vendors or lessors and neither Green & May Ltd or any employee of Green & May Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; 4). VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice.

Green & May are delighted to offer to the market this modern three bedroom detached family home being situated in a cul-de-sac position within the sought after village of Swanwick. The property has the benefit of a gas central heating system and double glazing where specified. We would recommend viewing this property as soon as possible to avoid disappointment. Briefly the accommodation comprises: Entrance hall, Lounge/dining room and fitted kitchen. To the first floor there are three bedrooms and a bathroom. To the outside there are gardens to the front and rear and a tandem garage.

Within Swanwick there is a general store, petrol station, medical centre chemist, public houses, fast food outlets, church and a range of schooling. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides retail opportunities, restaurants and coffee shops.

Accommodation

Entrance Hall

With double glazed window and door to the front, stairs rising to the first floor accommodation, central heating radiator and useful under stairs store.



Lounge / Dining room (19' 10" x 11' 07") or (6.05m x 3.53m)

Narrowing to 8ft 5 This is a good size lounge/dining room, dual aspect double glazed windows, TV connection point, and two central heating radiators.

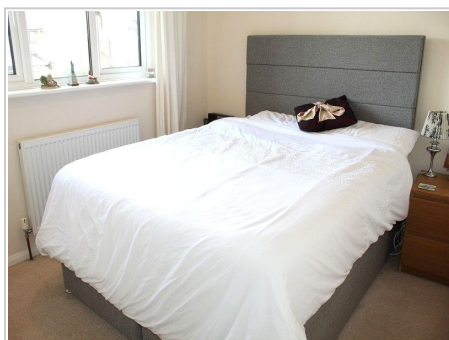


Fitted Kitchen (11' 07" Max x 9' 0" Max) or (3.53m Max x 2.74m Max)

With wall and base units incorporating rolled edged work surfaces, complementary tiling to the walls, single drainer stainless steel sink unit, plumbing for automatic washing machine, built in oven and grill with four burner gas hob and extractor over, tiled floor, appliance space, central heating radiator and double glazed window and door to the rear.

Landing

With cupboard housing the gas central heating boiler and access to the loft space.



Bedroom 1 (11' 03" x 8' 06") or (3.43m x 2.59m)

With double glazed window to the rear elevation and central heating radiator.



Bedroom 2 (11' 0" x 8' 03") or (3.35m x 2.51m)

With double glazed window to the front elevation and central heating radiator.

Bedroom 3 (8' 0" x 6' 01") or (2.44m x 1.85m)

(9ft 3 over the bulkhead) With double glazed window to the front elevation and central heating radiator.



Bathroom

With coloured three piece suite comprising: panel bath with shower and glazed screen, low level WC, pedestal wash hand basin with mixer tap, complementary tiling to the walls, heated towel rail, extractor fan, laminate floor and double glazed window to the rear elevation.

Garage (29' 01" x 8' 04") or (8.86m x 2.54m)

This is a tandem garage with up and over door.



Outside

To the front of the property there is a lawn and a gravel driveway which provides off road car parking and access to the tandem garage. The back garden sees a good sized seating/patio area lawn and decorative borders.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold


Council Tax

Band C

Directions

For Satellite Navigation the Post Code is DE55 1EP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.