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Lavender Road, Swanwick, £234,950

- IMMACULATE SEMI DETACHED
- GARAGE AND GENEROUS GARDEN
- SOUGHT AFTER LOCATION
- DECEPTIVELY SPACIOUS
- VIEWING ABSOLUTELY ESSENTIAL
- ENERGY RATING C



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

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Green and May are delighted to offer to the market this beautifully presented semi detached home which is situated within the sought after village of Swanwick. We recommend viewing as soon as possible to avoid disappointment., very briefly the accommodation comprises: Entrance porch, spacious lounge/dining room with the focal point being the contemporary feature fireplace, from the dining area double glazed patio doors which open into then conservatory. The fitted kitchen has a range of wall and base units and has and plumbing for automatic washing machine and dishwasher. Moving to the first floor there are three bedrooms with the first and second bedrooms having a range of fitted furniture. The bathroom has a four piece suite comprising: deep bath, separate shower enclosure, wash hand basin with storage and low level WC. To the outside there is a generous garden which is laid to lawn with well established borders and seating areas. The property has the benefit of a gas central heating system and double glazing where specified and is a definite for viewing.

Within Swanwick there is a general store, petrol station, chemist, medical centre, places of worship, fast food outlets, public houses and a range of schooling. The village is well situated for commuting to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield.

Accommodation

Entrance Porch

With double glazed door to the front elevation, central heating radiator, coving to the ceiling and Artexed ceiling.



Lounge / Dining room (22' 09" x 10' 10" Max) or (6.93m x 3.30m Max)

This is a delightful lounge/dining room with double glazed window to the front elevation, TV aerial connection point, dado rail, coving to the ceiling, two central heating radiators and modern feature fire place with coal effect fire. There is an archway to the dining area where there are patio doors opening into the conservatory.



Fitted Kitchen (11' 11" x 8' 02" Max) or (3.63m x 2.49m Max)

With a range of wall and base units incorporating drawers, rolled edged work surfaces and complementary tiling to the walls. There is a built in oven and gas hob with extractor over, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine and automatic dishwasher, appliance space, under stairs store, coving to the ceiling, laminate floor, central heating radiator and double glazed window.



Conservatory (10' 03" x 8' 11") or (3.12m x 2.72m)

With double glazed windows and door to the rear garden and electric heater.

Landing

With access to the loft space, central heating radiator, Artex ceiling and coving to the ceiling.



Bedroom 1 (14' 11" x 11' 01" Max) or (4.55m x 3.38m Max)

Narrowing to 12ft 11. This is a spacious bedroom with a range of fitted furniture to include wardrobes with mirror fronted doors and drawers, dressing table matching bedside cabinets. There is laminate flooring, central heating radiator, Artex and coving to the ceiling and double glazed window to the rear elevation.



Bedroom 2 (11' 01" x 7' 08") or (3.38m x 2.34m)

With Fitted wardrobes and matching dressing table, Artex and coving to the ceiling, central heating radiator and double glazed window to the front elevation.



Bedroom 3 (8' 04" x 7' 08") or (2.54m x 2.34m)

With Artex ceiling, central heating radiator, coving to the ceiling and double glazed window to the front elevation.



Bathroom

This is a chic spacious bathroom with white four piece suite comprising: deep bath with hand held shower taken from central pillar tap, separate shower enclosure, wash hand basin with cupboard, drawers vanity shelves. There is a low level WC with concealed cistern, complementary tiling to the walls, ceiling spot lights, laminate floor, heated towel rail and double glazed window to the rear elevation.

Garage (17' 05" x 8' 05") or (5.31m x 2.57m)

With up and over door, power and light.



Outside

To the front of the property there is a lawn with flower border and a driveway provides off road car parking and access to the single garage. To the rear of the property there is a generous well established garden with paved patio, shallow steps lead to a lawn with decorative shrub borders and a further seating area at the end of the garden.

Viewing Arrangements

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:79

Tenure

We are informed that the tenure is Freehold

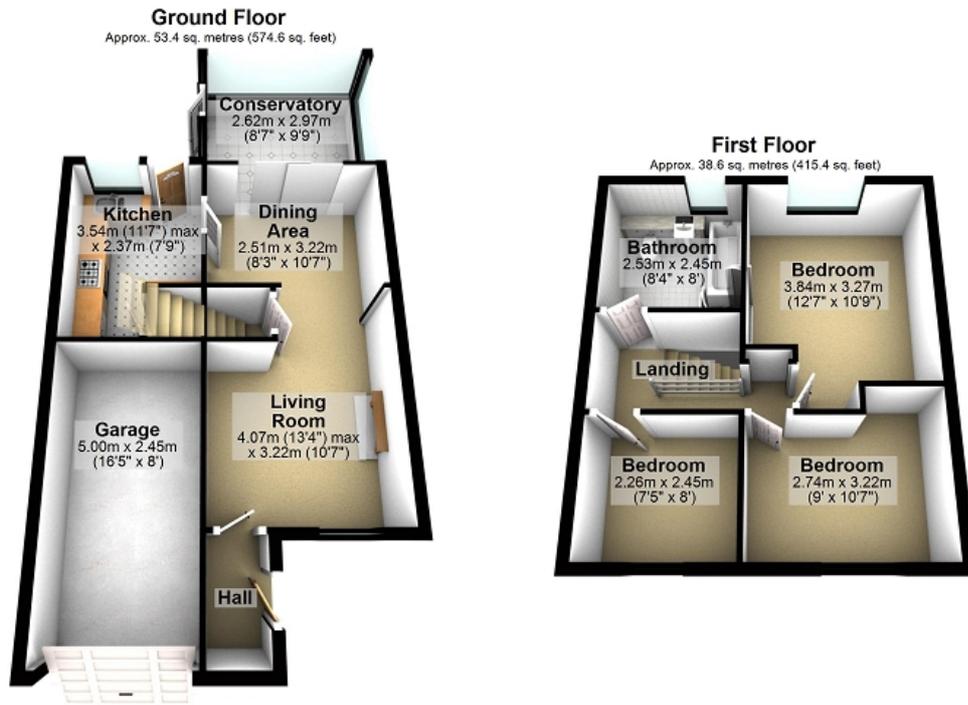
Council Tax

Band B

Directions

For Satellite Navigation the Post Code is DE55 1RR





Total area: approx. 92.0 sq. metres (990.0 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	79	
(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.