

# HoldenCopley

PREPARE TO BE MOVED

Swarkestone Road, Chellaston, Derbyshire DE73 5UD

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£595,000

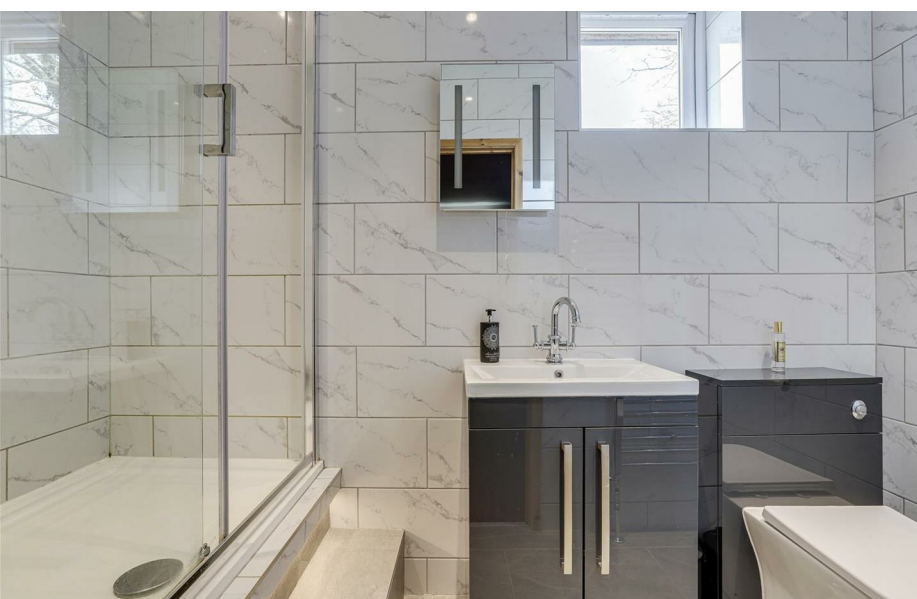
Swarkestone Road, Chellaston, Derbyshire DE73 5UD



## SPACIOUS FAMILY HOME...

Nestled in a sought-after locale, this impressive four-bedroom detached residence has been thoughtfully extended to create a spacious family haven. Boasting proximity to local amenities such as shops, schools, and excellent commuting links including the A50 with onward connections to the M1. Upon entry, you're greeted by a welcoming hallway providing access to the ground-floor living spaces. The study room features an exposed brick open fireplace, fitted bookshelves, and a large bay window, creating a tranquil retreat. The spacious living room continues the theme with another exposed brick open fireplace. The modern kitchen boasts ample storage and countertop space, alongside integrated appliances, catering to the needs of culinary enthusiasts. Adjacent lies the dining room, offering yet another spacious reception area, perfect for hosting gatherings or enjoying family meals. Completing the ground floor is a utility room and a convenient W/C, ensuring practicality for daily living. Ascending to the upper level, you'll find three generously sized double bedrooms alongside a comfortable single bedroom. The master bedroom and third bedroom also benefit from en-suite facilities, adding a touch of luxury to everyday living and a stylish bathroom with contemporary fixtures and fittings. For added versatility, the landing provides access to the attic room, offering a flexible space that can be adapted to suit various needs. Outside, the property boasts an impressive frontage with a driveway providing off-road parking for multiple cars and granting access to the garage, which offers ample storage space. The front garden features a lawn and an array of plants and shrubs, adding to the property's charm and kerb appeal. The rear garden is equally delightful, featuring a well-maintained lawn, a patio seating area perfect for outdoor dining and entertaining, and a charming summer house with a brick-built open fire, creating a cosy ambiance.





- Extended Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Two En-Suites & Family Bathroom
- Attic Space
- Driveway & Garage
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

6'11" x 2'6" (2.13m x 0.77m )

The porch has stone tiled flooring, courtesy lighting and a single door providing access into the accommodation.

### Entrance Hall

12'5" x 6'11" (max) (3.79m x 2.12m (max))

The entrance hall has stone tiled flooring with underfloor heating, carpeted stairs, a radiator, a dado rail, stained glass windows to the front elevation and a single door providing access from the porch.

### Study

14'0" x 11'11" (max) (4.29m x 3.65m (max))

The study room has carpeted flooring, a radiator, a picture rail, a feature exposed brick Baxi fireplace, fitted bookshelves and a UPVC double-glazed bay window to the front elevation.

### Living Room

21'8" x 12'0" (max) (6.61m x 3.67m (max))

The living room has carpeted flooring, a radiator, a picture rail with LED lighting, an exposed brick Baxi fireplace with a decorative surround, full-height UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden.

### Kitchen

18'9" x 8'0" (max) (5.73m x 2.45m (max))

The kitchen has a range of fitted base and wall units with worktops, an under-mount Belfast sink with a swan neck mixer tap and solid wood worktops, an integrated Bosch double oven, an integrated gas hob, an integrated fridge an integrated Miele dishwasher, partially tiled walls, recessed spotlights, a radiator, stone tiled flooring with underfloor heating, and a UPVC double-glazed window to the rear elevation.

### Dining Room

19'1" x 12'2" (max) (5.84m x 3.73m (max))

The dining room has laminate wood-effect flooring, a radiator, two Velux windows, two UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden.

### Utility

12'3" x 4'8" (max) (3.74m x 1.44m (max))

The utility room has a range of fitted base and wall units with worktops, space and plumbing for a washing machine, tumble dryer & dishwasher, a radiator, recessed spotlights, laminate wood-effect flooring, access to the garage and a UPVC double-glazed obscure window to the side elevation.

### W/C

4'6" x 2'9" (1.38m x 0.84m )

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a recessed spotlight, tiled walls and stone tiled flooring with underfloor heating.

## FIRST FLOOR

### Landing

10'8" x 9'4" (max) (3.27m x 2.85m (max))

The landing has carpeted flooring, access to the first floor accommodation and access to the attic room via a dropdown ladder.

### Master Bedroom

12'10" x 12'3" (max) (3.93m x 3.75m (max))

The main bedroom has carpeted flooring, a radiator, access to the en-suite and a UPVC double-glazed window to the front elevation.

### En-Suite

9'1" x 3'10" (2.77m x 1.18m )

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, an extractor fan, tiled walls, a heated towel rail, tiled flooring and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

14'6" x 11'11" (max) (4.43m x 3.64m (max))

The second bedroom has carpeted flooring, a radiator, a picture rail, an original open fireplace and a UPVC double-glazed window to the bay window to the front elevation.

### Bedroom Three

11'11" x 11'11" (max) (3.65m x 3.64m (max))

The third bedroom has carpeted flooring, a radiator, a picture rail, an original open fireplace, access to the en-suite and a UPVC double-glazed window to the rear elevation.

### En-Suite

5'11" x 2'7" (1.81m x 0.79m )

The en-suite has a vanity storage unit with a wash basin and a shower enclosure with an electric shower fixture, an extractor fan, tiled walls, recessed spotlights and tiled flooring.

### Bedroom Four

8'0" x 7'0" (2.45m x 2.15m )

The fourth bedroom has carpeted flooring, a radiator, a picture rail and a UPVC double-glazed window to the front elevation.

### Bathroom

6'9" x 6'11" (2.07m x 1.87m )

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, a heated towel rail, an extractor fan, tiled walls, tiled flooring, recessed LED strip lighting and a UPVC double-glazed obscure window to the rear elevation.

## SECOND FLOOR

### Attic Room

14'4" x 9'3" (max) (4.39m x 2.82m (max))

This space has carpeted flooring, a wall-mounted electric heater, courtesy lighting and two Velux windows.

## OUTSIDE

## Front

The front of the property has a driveway providing off-road parking for multiple cars, access to the garage, a lawn, a hedge border, plants and shrubs and a picket fence.

## Garage

12'5" x 9'5" (3.81m x 2.88m )

The garage has courtesy lighting, a power supply, ample storage space and double garage doors.

## Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area access to the summer house, fence panelling and a hedge border.

## Summer House

14'5" x 12'10" (max) (4.41m x 3.92m (max))

The summer house has a paved patio area, power for lighting and a brick-built open fireplace.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Derby City - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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 &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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