

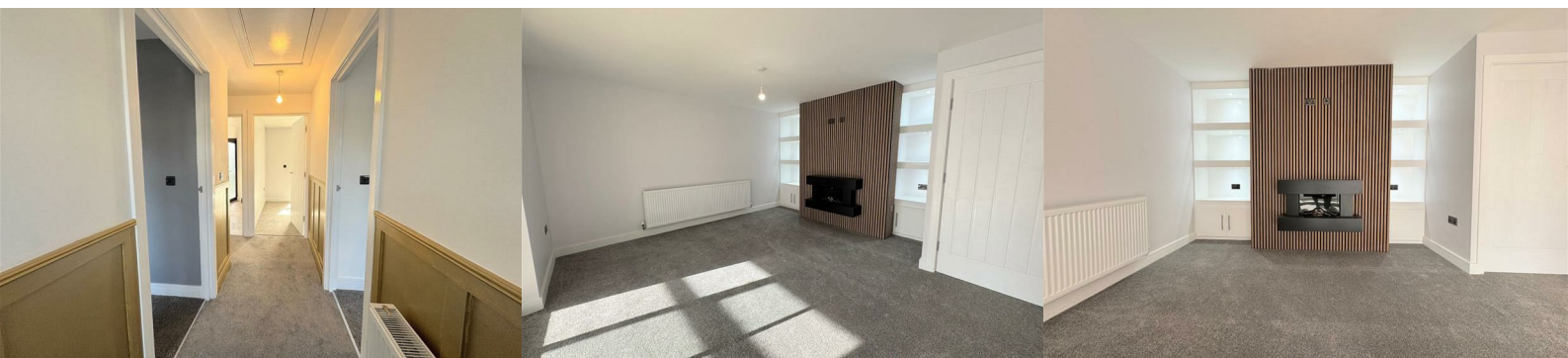


5 Magnolia Way, Swanwick, Alferton, DE55 1RY

£995 Per Calendar



A highly impressive and greatly improved two bedroom semi-detached bungalow with brand new kitchen and shower room, also featuring a large rear conservatory, garage and workshop.



Located off Sleetmoor Lane, the bungalow occupies a popular residential position with ease of access into local facilities, Alfreton town centre and the A38.

The beautifully presented interior includes both UPVC double glazing and gas central heating via a modern combination boiler and briefly comprises, enclosed entrance porch leading into a hallway with cupboard, front double bedroom one and front single bedroom two with built-in wardrobe, attractively tiled shower room, modern re-fitted kitchen with integrated appliances, pleasant lounge with feature shelving, panelling and electric fire, finally a spacious conservatory overlooking the rear garden.

Externally there is a long block paved driveway providing off-road parking leading to a detached garage with attached workshop. There is a low maintenance gravelled front garden and gated access leading into the private enclosed rear garden with patio, lawn and built-in seating area.

A quality property and location.

ACCOMMODATION

ENCLOSED ENTRANCE PORCH

Entering the property through a UPVC double glazed door into an enclosed porch with feature tiled floor, storage space and inner door into:

HALLWAY

Newly carpeted, half panelled walls, loft access, radiator, cupboard providing storage also housing modern combination boiler.

LOUNGE

14'8" x 14'6" (4.47m x 4.42m)

A beautifully presented living room being newly carpeted and having a feature fireplace with a modern electric fire, feature panelling, media connections, display shelves and storage cabinets, radiator and sliding doors leading into:

CONSERVATORY

14'10" x 8'6" (4.52m x 2.59m)

A large conservatory having a replacement efficient roof, laminate floor covering, UPVC double glazed windows and French doors, radiator.

KITCHEN

11'5" x 10'4" (3.48m x 3.15m)

Stylishly re-fitted with a brand-new range of wall and base units with matching cupboard and drawer fronts, laminate works surfaces and tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, integrated fridge, freezer, dishwasher and washing machine, vinyl flooring, UPVC double glazed window and door to garden, space for a breakfast table and chairs, inset ceiling lights, radiator.

BEDROOM ONE

12'4" x 11'2" (3.76m x 3.40m)

A spacious double bedroom being newly carpeted, front facing UPVC double glazed bow window, radiator.

BEDROOM TWO

11'1" x 7'2" (3.38m x 2.18m)

A generous single bedroom having a fitted wardrobe and drawers, UPVC double glazed bow window, radiator.

SHOWER ROOM

7'8" x 4'11" (2.34m x 1.50m)

Beautifully appointed with a low profile shower tray and mains chrome shower over, wash hand basin and low-level WC, attractively tiled to floor and walls, UPVC double glazed window with a tiled sill extractor fan, inset ceiling spotlights and chrome towel radiator.

OUTSIDE

GARAGE

18'11" x 9'10" (5.77m x 3.00m)

Main up and over door, power light and personal side door, inner door into:

WORKSHOP

9'9" x 9'9" (2.97m x 2.97m)

A useful store area with double side doors, internal door into the garage, power and light.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

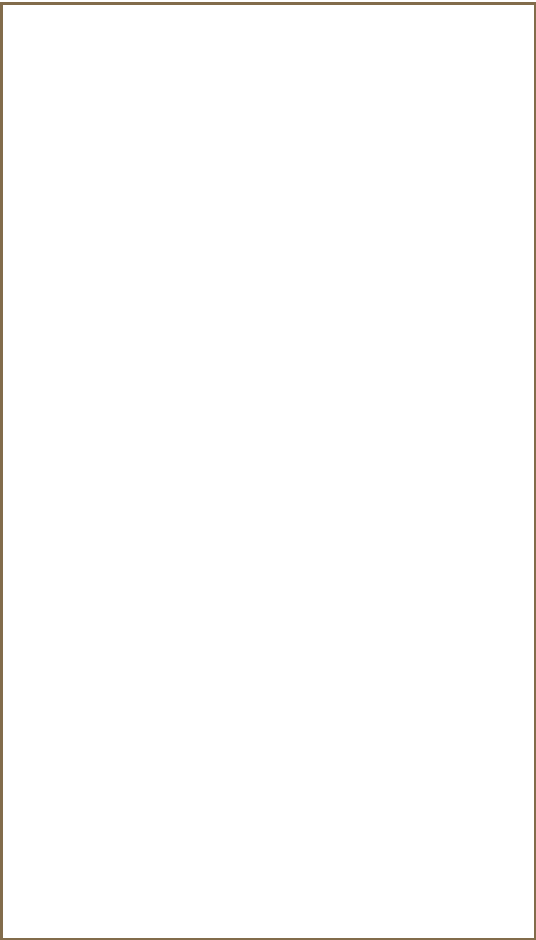
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

