

curranbirds.co

Swarkestone Road, Weston-On-Trent,
Derby

CURRAN
BIRDS
+ CO



Swarkestone Road, Derby, DE72 2BU

Price £539,950



3



2

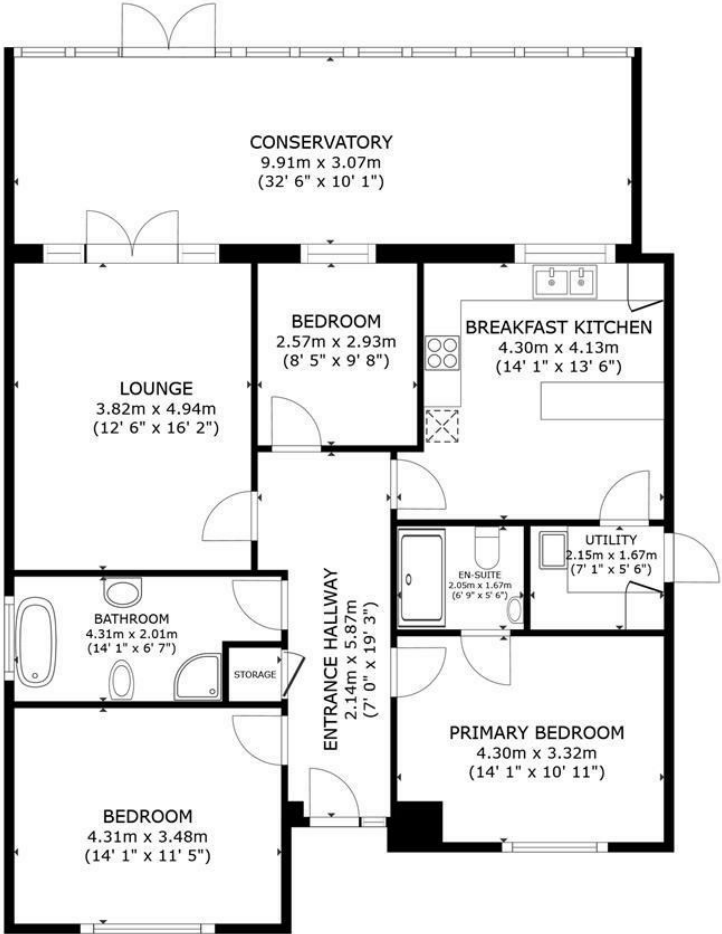


2



B

Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 135.3 sq.m. (1,457 sq.ft.)
TOTAL : 135.3 sq.m. (1,457 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







HIGH SPECIFICATION BUNGALOW WITH STUNNING CONSERVATORY - A stunning, extended high specification three bedroom detached bungalow, constructed in 2020 by Glebe Homes to a quality specification and offering over 1400 square feet of beautifully appointed energy efficient living accommodation. The property is set within this delightful position on edge of the highly sought after village of Weston-on-Trent.

The property will have the benefit of energy efficient uPVC flush double glazed windows, underfloor heating and recently installed solar panels. The property also has the benefit of an NHBC guarantee remaining.

The accommodation will in brief comprises: spacious entrance hallway, lounge, stunning 32ft glass roofed conservatory, beautifully appointed breakfast kitchen with granite worksurfaces and quality integrated appliances, separate utility room, three bedrooms and contemporary four piece bathroom suite. The primary bedroom also has the benefit of a contemporary en-suite shower room.

The property is set within this exclusive development of only three high quality bungalows and offers a generous south facing garden plot. There is a generous driveway leading to a detached brick built garage. There is a useful side garden area with two spacious timber framed sheds. There is a pathway access to the low maintenance enclosed rear garden with spacious paved patio, gravelled bed and well stocked planting border.

- Spacious Extended High Specification Bungalow
- Energy Efficient Living Accommodation
- Entrance Hallway, Lounge & Stunning 32ft Glass Roofed Conservatory
- Three Bedrooms, Four Piece Contemporary Bathroom & En-Suite
- Low Maintenance South Facing Rear Garden
- Built in 2020 by Glebe Homes - NHBC Guarantee Remaining
- Solar Panels, Underfloor Heating & uPVC Double Glazed Windows
- Beautiful Breakfast Kitchen with Granite Worktops & Utility Room
- Generous Driveway, Detached Garage & Two Timber Sheds
- Close to Excellent Transport Links & East Midlands International Airport







LOCALITY & AMENITIES

Weston-on-Trent is a highly desirable South Derbyshire village set in attractive open countryside while still offering easy access to an excellent range of amenities in nearby Derby and Burton upon Trent and conveniently positioned for the A50 and A38 which in turn lead to the main motorway networks and East Midlands airport is also just a short drive away.

The village itself benefits from a state of the art primary school, the Coopers Arms Pub with adjacent fishing lake and pleasant walks along nearby canal and surrounding open countryside. Post office, village store and further public houses in neighbouring Aston-on-Trent.

The property also offers easy access to major employers in the area including Toyota, Rolls-Royce. JCB and East Midlands International Airport.

THE ACCOMMODATION

Entrance Hallway

19'3 x 7'0 maximum (5.87m x 2.13m maximum)

Entrance through composite double glazed entrance door with matching uPVC double glazed full height side panel windows, into the entrance hallway. Fitted with inset footmat, engineered oak floor, loft access with retractable timber loft ladder leading to a boarded loft space, smoke alarm, alarm keypad, recessed LED downlighters, coving to ceiling and engineered oak doors giving access through to the lounge, breakfast kitchen, three bedrooms and bathroom. There is also access through to a useful storage cupboard which provides access through to the underfloor heating manifold.

Lounge

16'2 x 12'6 (4.93m x 3.81m)

Under floor heating, TV point, coving to ceiling, recessed LED downlighters and uPVC double glazed French doors opening out into the spacious:

Spacious Conservatory

32'6 x 10'1 (9.91m x 3.07m)

Built of brick base wall construction with uPVC double glazed windows with inset blinds, uPVC double glazed French doors opening out onto the rear garden and vaulted polycarbonate roof with inset led lighting with tinted heat reflective glass, There are three wall mounted stainless steel up and down LED downlighters and under floor heating with two separate controls.

Breakfast Kitchen

14'1 x 13'6 (4.29m x 4.11m)

Beautifully appointed with a range of heritage green panelled units with brushes stainless steel handles, square edged granite work surface over with matching splashback, integrated AEG stainless steel electric oven, AEG integrated microwave, AEG five ring gas hob with glazed splashback with extractor unit over. Undermounted ceramic one and a half bowl sink unit with draining groove built into the granite work surface, chrome swan necked style mixer tap. Tall in fridge freezer, integrated AEG dishwasher, breakfast bar area with built in cupboard with granite work surface over and matching splashback. TV point, recessed LED downlighters, coving to ceiling, uPVC double glazed window to rear elevation, engineered oak floor with under floor heating and engineered oak door providing access through to the:

Separate Utility Room

7'1 x 5'6 (2.16m x 1.68m)

Fitted with heritage green panelled units with brushes stainless steel handles, granite work surface over, under mounted ceramic sink with draining groove built into the granite work surface, swan necked style mixer tap and matching granite tiled splashback. Tall built-in storage cupboards, integrated AEG automatic washing machine, engineered oak floor with under floor heating and uPVC obscure glazed doorway to the side pathway.

Primary Bedroom

14'1 x 10'11 (4.29m x 3.33m)

Under floor heating, coving to ceiling, recessed LED downlighters, TV point and uPVC double glazed window to front elevation. Door to:

Contemporary En-Suite Shower Room

6'9 x 5'6 (2.06m x 1.68m)

Fitted with a double walk in shower with glazed shower screen, wall mounted mains fed shower unit, shower attachment and rain shower head above. Low level WC with chrome push button flush and mini wash hand basin with chrome mixer tap with white vanity unit below with cupboard. Chrome ladder style heated rail, porcelain tiled splashback, porcelain tiled floor, wall mounted back lit mirror, recessed LED downlighters and extractor fan.

Bedroom Two

14'1 x 11'5 (4.29m x 3.48m)

Fitted with under floor heating, TV point, BT Openreach socket, coving to ceiling, recessed LED downlighters and uPVC double glazed window to front elevation.

Bedroom Three

9'8 x 8'5 (2.95m x 2.57m)

Fitted with under floor heating with digital thermostat control, TV point, coving to ceiling and uPVC double glazed window to rear elevation.

Contemporary Four Piece Bathroom

14'1 x 6'7 (4.29m x 2.01m)

Fitted with a back to wall free standing bath with chrome mixer tap, low level WC with chrome push button flush, ceramic wash hand basin with chrome mixer tap standing on a white vanity cupboard below with high gloss cupboard fronts and chrome handles, curved glass corner shower with double opening doors, chrome mains fed shower unit with shower attachment and rain shower head above. Monochrome ladder style heated towel rail, porcelain tiling to the walls, porcelain tiled floor, wall mounted digital thermostat heating control, wall mounted back-lit mirror, recessed LED downlighters, extractor fan and uPVC obscure glazed window to the side elevation.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Frontage & Driveway

To the front of the property set within this exclusive development of three prestige bungalows. There is a shared access driveway leading through to the properties own independent tarmacadamed driveway providing off road car standing for two to three vehicles with block paved edging. There is s block paved pathway to the front door with gravelled channels and two stainless steel up and down lighters. The driveway gives access through to the:

Detached Brick Built Garage

With up and over cedar door plus external wall mounted stainless steel up and downlighters. Internally the garage has a boarded loft storage space.

Side Garden & Storage Area

Timber gated access leading through to a generous side area with paved pathway, Cotswold stone gravelled beds, two large timber framed sheds, useful storage area at the back of the garage and timber framed access leading into the rear garden.

South Facing Enclosed Rear Garden

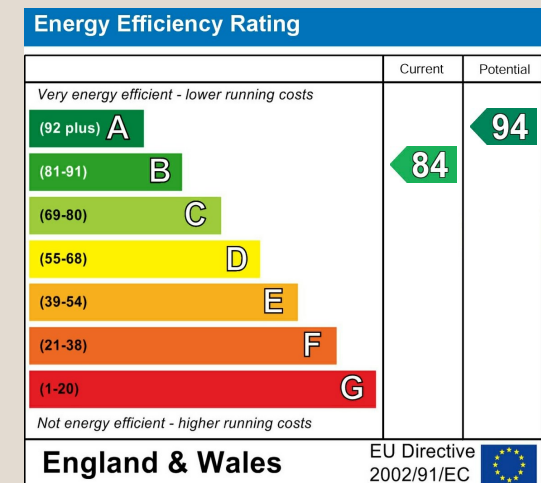
Enclosed rear garden has paved pathway with Cotswold stone gravelled beds, outside power sockets, paved patio to the rear with Cotswold stone beds, planting borders with an array of mature shrubs. Pathway access to the other side of the property which also gives access into the utility room.

Council Tax Band - E

South Derbyshire District Council



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: 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 Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

Sadler Bridge Studios Bold Lane, Derby, DE1 3NT
 Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co