



**Boughton Drive, Swanwick, Alfreton, Derbyshire DE55 1DT**

 2  1  1  EPC TBC

**£190,000**

**PINEWOOD**



**Boughton Drive  
Swanwick  
Alfreton  
Derbyshire  
DE55 1DT**



**£190,000**

**2 bedrooms  
1 bathroom  
1 reception**

- LANDSCAPED REAR FULLY ENCLOSED GARDEN WITH PATIO, SHED AND ASTRO TURF
  - TWO DOUBLE BEDROOMS WITH SPACE FOR WARDROBES
    - SOUGHT AFTER LOCATION - CUL DE SAC
- MODERN FITTED KITCHEN WITH INTERGATED OVEN, HOB AND EXTRACTOR
  - DRIVEWAY PARKING FOR TWO/THREE CARS
- SPACIOUS CONSERVATORY TO THE REAR - LOVELY LOUNGE WITH FEATURE FIREPLACE
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- CLOSE TO MAIN COMMUTER ROUTES - A38 AND M1 MOTORWAY NETWORK JUNCT 28
- SHORT DRIVE INTO THE TOWNS OF ALFRETON AND RIPLEY AND THE CITY OF DERBY
- SHORT DRIVE INTO THE PEAK DISTRICT AND CLOSE TO ALL THE VILLAGE AMENITIES



Nestled in the sought-after location of Boughton Drive, Swanwick, Alfreton, Derbyshire, this charming semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a porch area perfect for coats and shoes then into the lovely lounge featuring a delightful feature fireplace, perfect for cosy evenings with loved ones.

The modern fitted kitchen is a chef's dream, complete with integrated oven, hob and extractor fan. One of the highlights of this home is the spacious conservatory at the rear, overlooking the landscaped fully enclosed garden. The garden is a tranquil oasis, featuring a patio area, shed for storage, and even artificial turf for easy maintenance.

Upstairs this property boasts two generously sized double bedrooms, offering ample space for wardrobes and personal touches. The modern bathroom has a white suite with shower over bath.

Parking will never be an issue with the driveway accommodating two to three cars, situated in a cul-de-sac and close to main commuter routes such as the A38 and M1 motorway junction 28, this home offers both tranquillity and accessibility.

Conveniently located just a short drive away from the bustling towns of Alfreton and Ripley, as well as the vibrant city of Derby, this property offers the perfect blend of peaceful suburban living with easy access to urban amenities. For nature enthusiasts, the picturesque Peak District is also within reach, providing endless opportunities for outdoor adventures.

Don't miss out on the chance to make this house your home sweet home in this idyllic location. Book a viewing today and start envisioning the wonderful memories you could create in this charming abode.

#### PORCH

5'2" x 3'3" (1.59 x 1.01)

A uPVC door leads into the porch area, perfect for hanging coats and shoes, radiator, painted décor and laminate wooden flooring.

#### LOUNGE

14'1" x 12'4" (4.30 x 3.77)

the lounge has a uPVC window to the front elevation, radiator, feature electric fire and telephone point.

#### KITCHEN

12'2" x 9'11" (3.72 x 3.04)

The modern kitchen has a good range of drawer, wall and base units with tiled splashbacks, comprising of integrated double electric oven, four ring hob with extractor over, stainless steel sink and drainer, space and plumbing for washing machine, dishwasher, tumble drier and space for an American style fridge freezer. Under stairs storage, uPVC window to the front and side elevation and wooden laminate flooring.

#### CONSERVATORY

10'0" x 9'3" (3.06 x 2.83)

The spacious conservatory to the rear has uPVC windows and UPVC French doors to the rear elevation, radiator and tiled flooring.

#### BEDROOM ONE

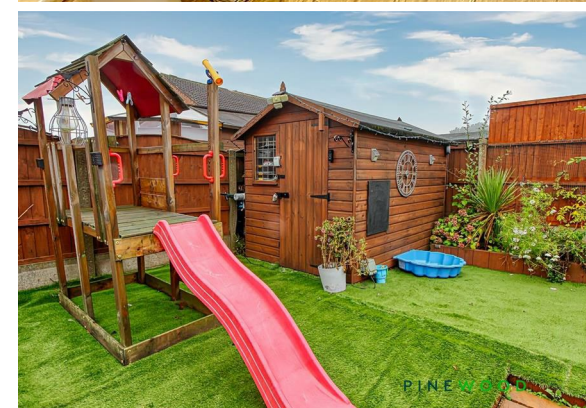
12'9" x 12'4" (3.90 x 3.76)

This is a double bedroom with uPVC window to the front elevation, carpet, radiator, painted décor and space for wardrobes.

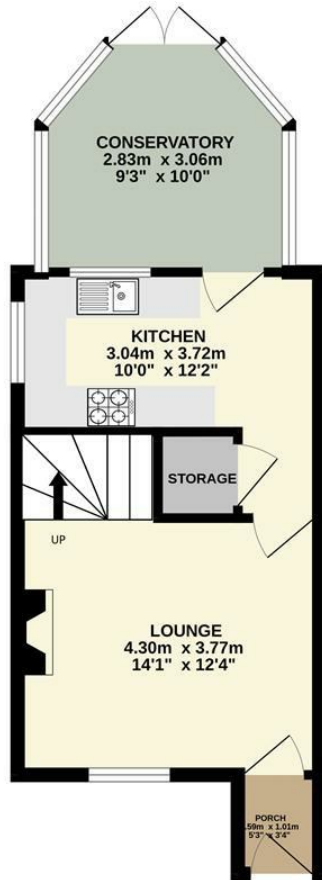
#### BEDROOM TWO

12'5" x 7'0" (3.80 x 2.15)

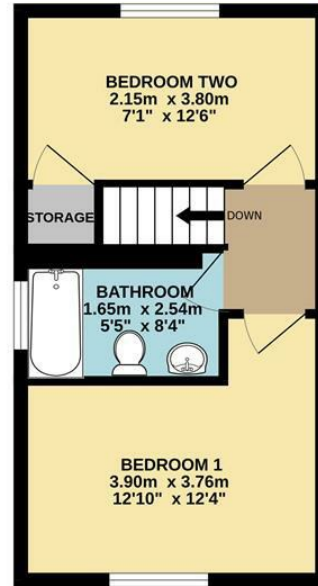
This is a double bedroom with uPVC window to the rear elevation, painted décor, radiator and built in storage cupboard.



GROUND FLOOR  
32.0 sq.m. (344 sq.ft.) approx.



1ST FLOOR  
25.9 sq.m. (279 sq.ft.) approx.



TOTAL FLOOR AREA : 57.9 sq.m. (623 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**BATHROOM**  
8'3" x 5'4" (2.54 x 1.65)  
The modern bathroom has a three piece white suite with tiled walls and floor comprising of mains fed shower over bath, pedestal wash basin with chrome mixer tap, wc, spotlights and uPVC frosted window to the side elevation.

**OUTSIDE**  
The the rear is the fully enclosed landscaped garden has a paved patio leading to astro turf lawn and mature border, shed with power lighting and alarm system. To the front and side is a driveway with parking for up to three vehicles.

**GENERAL INFORMATION**  
TOTAL FLOOR AREA: 623.00 sq ft / 57.9 sq m  
EPC RATING: TBC  
COUNCIL TAX BAND B  
GAS CENTRAL HEATING - COMBI BOILER  
UPVC DOUBLE GLAZING  
TENURE: FREEHOLD

**DISCLAIMER**  
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

**RESERVATION AGREEMENT MAY BE AVAILABLE**  
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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