



Edinburgh Court  
Swanwick Alfreton



## Property Description

Hall and Benson are delighted to offer for sale this three bedroom semi detached home located in the popular residential area of Swanwick. Having excellent road access links, being within school catchment areas and close to local amenities.

The accommodation comprising entrance porch, lounge and dining kitchen. To the First floor there are three bedrooms and a family bathroom.

Outside the home enjoys a cul de sac location, and has the benefit of driveway providing ample off road parking leading to the detached garage. To the rear there is an enclosed rear garden with paved patio area, and lawned.

## Entrance Porch

Enter Via Upvc front door to entrance porch, with tiled floor, and cupboard housing the meters.

## Lounge

15' 2" x 13' 9" ( 4.62m x 4.19m )

With a UPVC front door leading to the front elevation, laminate flooring, radiator, feature fire place and stairs rising to the first floor.

## Dining Kitchen

14' 8" x 9' 6" ( 4.47m x 2.90m )

Fitted with a range of wall and base units, with gas hob, electric double oven and one and a half bowl sink drainer unit. There are two UPVC double glazed windows to the rear

elevation and door leading to the rear garden, radiator and tiled floor.

## First Floor

### Landing

With loft hatch access, radiator and doors leading to

### Bedroom One

8' 2" x 9' 9" ( 2.49m x 2.97m )

With UPVC double glazed window to the rear elevation, radiator and built in wardrobe.

### Bedroom Two

10' 7" x 8' 2" ( 3.23m x 2.49m )

With UPVC double glazed window to the front elevation, radiator and built in wardrobe

### Bedroom Three

7' 8" x 6' 5" ( 2.34m x 1.96m )

With UPVC double glazed window to the front elevation and radiator.

## Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail and window to the rear elevation,

## Outside

To the front of the home is a lawned garden area with driveway down the side of the house to the detached garage.

To the rear of the home is an enclosed rear garden with paved patio area, lawn with outside tap and lights.

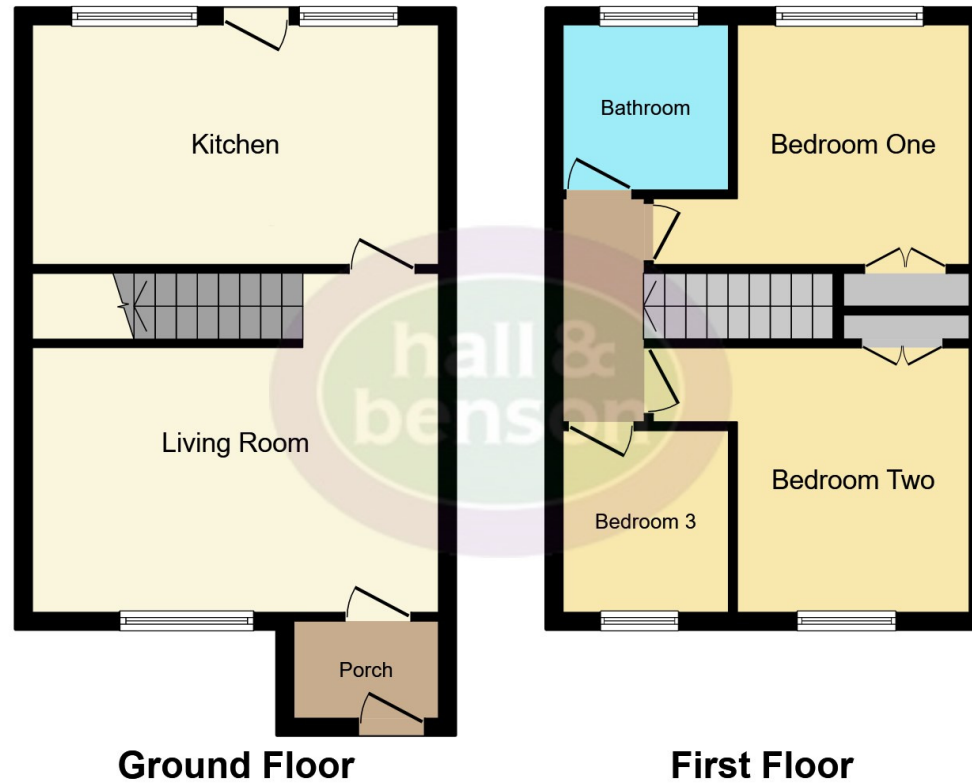
The garage has up and over door power and light.

VIEWING ESSENTIAL









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