



Charnwood Close
Swanwick Alferton



Property Description

Situated in a popular residential location is this semi-detached home on a corner position. The accommodation has reception lounge with stairs off to first floor, breakfast kitchen having some integrated appliances. To the first floor there are two bedrooms and shower room with three piece suite. Outside are gardens to the front, side and rear, the rear having enclosed patio and gated access to the garage. Double driveway and garage with workshop area to the side.

Reception Lounge

12' 6" x 14' 7" (3.81m x 4.45m)

The first measurement includes the stairs which provide access to the first floor accommodation .Radiator , television point and feature tiled hearth with wooden plinth over. Double glazed window to the front elevation and patio door to the rear.

Kitchen

8' 7" x 14' 6" (2.62m x 4.42m)

With a range of matching wall and base units having work surfaces over , incorporating a single drainer stainless steel sink unit with mixer tap. Integrated four ring gas hob and electric oven with extractor hood over. Integrated fridge and freezer, plumbing for the automatic washing machine and cupboard housing the gas heating boiler. Plumbing for the dishwasher, under stairs cupboard providing storage and window to the front and rear elevations. Entrance door to the rear.

First Floor

Landing

Window to the rear.

Bedroom One

9' 3" x 14' 8" (2.82m x 4.47m)

Both measurements include the two double wardrobes with overhead cupboard space and complimentary bedside cabinets. Radiator and window to the front and rear elevations.

Bedroom Two

12' x 7' 2" (3.66m x 2.18m)

Double glazed window to the front, radiator and access to the available roof space.

Shower Room

5' 8" x 7' 1" (1.73m x 2.16m)

Three piece suite comprising of double shower cubicle , wash hand basin, low flush W/C. Heated towel rail, window to the rear and complimentary tiled splashbacks.

Outside

The property is situated on a corner position to the front is laid to lawn with central pathway. The garden extends to the side intern leading to the double driveway and garage. The rear garden being a particular feature it has a paved patio with dry stone wall.

Garage

Garage with a workshop area to the side.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: C Council Tax
 Band: B

view this property online hallandbenson.co.uk/Property/ALF103580

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF103580 - 0003