



hall &
benson

Swanwick Road
Leabrooks Alferton



Property Description

Offered with no upward chain this is a well maintained and presented mid terraced home offering spacious accommodation with ample storage space. The accommodation has reception lounge with feature fire surround, breakfast kitchen with wall and base units and separate utility area which houses the integrated fridge and freezer, has plumbing for the washing machine and has velux skylight window. To the first floor the master bedroom has a range of wardrobes including four double wardrobes which provide shelving and hanging space, complementary dressing table and bed side cabinet. The bathroom has three piece suite, the bath having shower over and cupboard providing ample storage space. To the front of the property is a forecourt with walled surround, the rear garden is laid to lawn with border and paved patio area. The property has a gas heating system, double glazed windows and ample storage facilities. Viewing is essential.

Reception Lounge

13' 4" x 11' 10" (4.06m x 3.61m)

The focal point of this reception lounge is the feature Adam style fire surround with complementary hearth and backdrop incorporating a decorative coal effect gas fire (not currently connected to the gas supply). Entrance door to the front, meter cupboard, radiator and double glazed window to the front.

Breakfast Kitchen

8' 10" x 8' 7" (2.69m x 2.62m)

Fitted with a range of tall wall units having

under unit lighting, base units with complementary work surfaces over incorporating a single drainer sink unit with mixer tap. Extractor hood, kickboard heater, tile splash backs and recess spot lighting. Double glazed window to the rear and an under stair cupboard provides storage space. Space for a small table or folding table and chairs. Open plan to the Utility area.

Utility Area

4' 11" x 5' 10" (1.50m x 1.78m)

Base units having complementary work surfaces over, plumbing for an automatic washing machine, integrated fridge and freezer. Cupboard housing the gas heating boiler. Tile splash backs, entrance door to the side and double glazed velux window providing natural lighting into the room. Access to the first floor accommodation.

Master Bedroom

13' 4" x 9' 3" (4.06m x 2.82m)

This generously proportioned room has a suite of four double wardrobes which provide shelving and hanging space, corner cupboard, complementary dressing table, mirror, stool and bedside cabinet. The second measurement has been taken to the front of the fitted wardrobes. Radiator, laminate floor and double glazed window to the front.

Bathroom

8' 10" x 8' 9" (2.69m x 2.67m)

Benefiting from a three piece suite comprising of panel bath with mira shower over, pedestal wash hand basin and low flush wc. Heated

towel rail, tile splashbacks and floor and recess spotlighting. Electric underfloor heating, double glazed window to the area elevation and larger than average cupboard providing ample storage space.

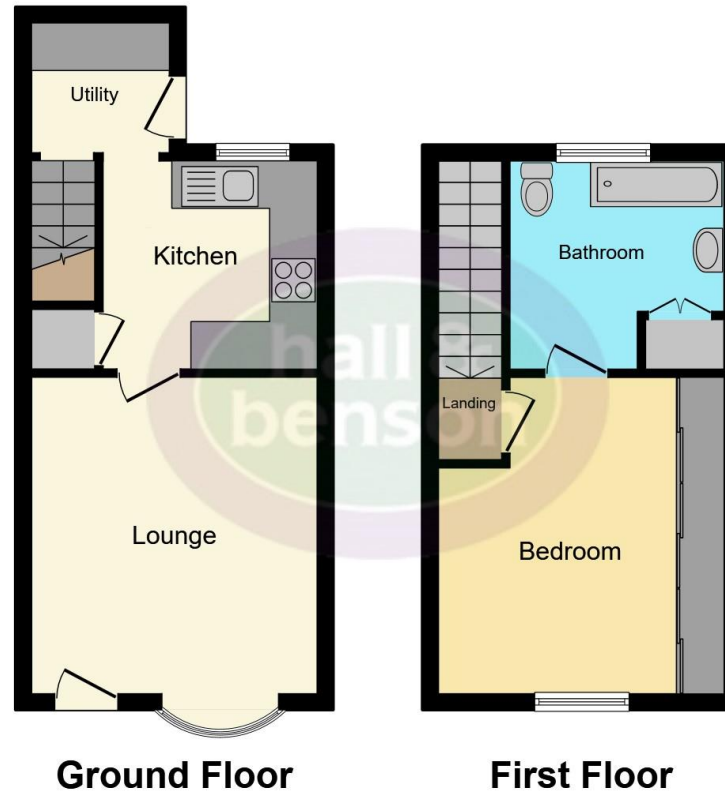
Outside

The front of the property is approached by a forecourt having walled surround and wrought iron gated access. The rear garden is larger than average in size, is laid to lawn with patio area and garden shed.









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: Council Tax
 Awaited Band: A

view this property online hallandbenson.co.uk/Property/ALF103976

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: ALF103976 - 0004