

# Fletcher & Company

44 Hickton Road, Swanwick, Alfreton, DE55 1AF

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Price £335,000

Freehold

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- Greatly Improved & Extended Bay Fronted Semi-Detached Residence
- Enjoying Views Over Neighbouring Fields
- Double Glazing & Gas Central Heating
- Entrance Hall, Utility, Fitted Guest Cloakroom
- Superb Large Open Plan Living Space
- Separate Reception Room
- Three First Floor Bedrooms & Bathroom
- Impressive Large Mature Rear Garden with Beautiful Open Views
- Good Sized Driveway to Front





## Summary

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Greatly improved and extended, bay fronted, three bedroom semi-detached residence occupying a desirable location on a popular road in Swanwick.

This is a well positioned, bay fronted and extended three bedroom semi-detached residence in popular Swanwick, set back behind a block paved driveway. The property features a landscaped rear garden with two-tier terrace/patio and lower level lawn with well stocked borders enjoying views over neighbouring fields.

Internally, the property is double glazed and gas central heated featuring entrance hall, front reception room and superb open plan living space to the rear combining a dining area, lounge area and newly fitted kitchen. The first floor landing leads to three bedrooms and bathroom.

# F&C

## The Location

The property's location in Swanwick affords easy access to good local schooling including Swanwick Hall and a range of amenities including restaurants, shops, petrol station and dental practice, to name a few. Neighbouring Alfreton offers a more comprehensive range of amenities including a large supermarket. Swanwick is ideally positioned for easy access onto the A38 which links to the M1 and is also close to Alfreton golf course.

## Accommodation

### Ground Floor

#### Entrance Hall

16'7" x 5'10" (5.07 x 1.79)

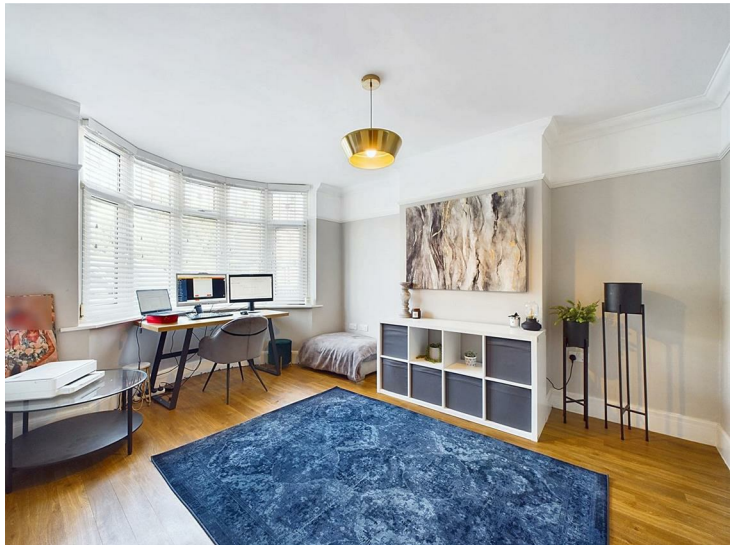
Panelled double glazed and leaded entrance door provides access into the entrance hallway with central heating radiator, staircase leading to the first floor with useful under-stairs storage cupboard, picture rail and double glazed window to the side.



#### Reception Room

14'8" x 11'0" (4.49 x 3.36)

Front reception room with central heating radiator, decorative coving, picture rail and double glazed bow bay window to the front.



### Superb Open Plan Living Space

### Dining Area

12'0" x 10'9" (3.67 x 3.29)

A superb open plan living space incorporating a dining area with central heating radiator, door to the utility room and open space leading into the lounge area.



### Lounge Area

With a feature high pitched ceiling incorporating recessed ceiling spotlighting and double glazed Velux window, double glazed picture window to the rear offering views over the garden and fields beyond, two contemporary style floor-to-ceiling central heating radiators and open space leading into the newly fitted kitchen.



### Newly Fitted Kitchen

With marbled worktops having matching upstand, inset stainless steel sink unit with mixer tap, matching island/breakfast bar, an extensive range of fitted cupboards and drawers with complementary range of wall mounted cupboards, appliance space suitable for a five plate Range gas cooker with mirrored splashback and extractor hood over, further appliance space suitable for an American style fridge/freezer, integrated dishwasher, central heating radiator, again feature high pitched ceiling with four sealed unit double glazed Velux windows, recessed ceiling spotlighting and double glazed French doors opening onto the rear garden.



### Utility Room

10'11" x 3'10" (3.34 x 1.19)

With worktops, stainless steel sink unit, base cupboards with matching wall mounted cupboards, appliance spaces suitable for a washing machine and tumble dryer, central heating radiator, recessed ceiling spotlighting, Baxi wall mounted gas boiler, double glazed door to the exterior and internal panelled door to the fitted guest cloakroom.

### **Fitted Guest Cloakroom**

6'5" x 3'10" (1.97 x 1.19)

Partly tiled with low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to the front.

### **First Floor**

#### **Landing**

Semi-galleried landing with feature balustrade, picture rail, access to loft space, double glazed window to the side and doors to three bedrooms and bathroom.

#### **Bedroom One**

15'0" x 10'11" (4.58 x 3.34)

With central heating radiator, picture rail and double glazed and leaded bow bay window to the front.



#### **Bedroom Two**

12'2" x 11'0" (3.72 x 3.36)

With central heating radiator, picture rail and double glazed window to the rear with views.



#### **Bedroom Three**

8'0" x 5'11" (2.45 x 1.82)

With central heating radiator and double glazed window to the front.

## Bathroom

7'10" x 5'9" (2.41 x 1.76)

With a white suite comprising low flush WC, pedestal wash handbasin, panelled jacuzzi bath with shower over, ladder style radiator, extractor fan and double glazed window to the rear.



## Outside

To the rear of the property is a fabulous garden with two-tier stone patio/terrace, ideal for outdoor dining and entertaining, with steps leading down to a good sized mainly lawned garden with well stocked borders containing plants, shrubs and trees enjoying a very pleasant outlook over neighbouring open fields.

To the front of the property is a block paved driveway providing off road parking.



Council Tax Band C - Amber Valley









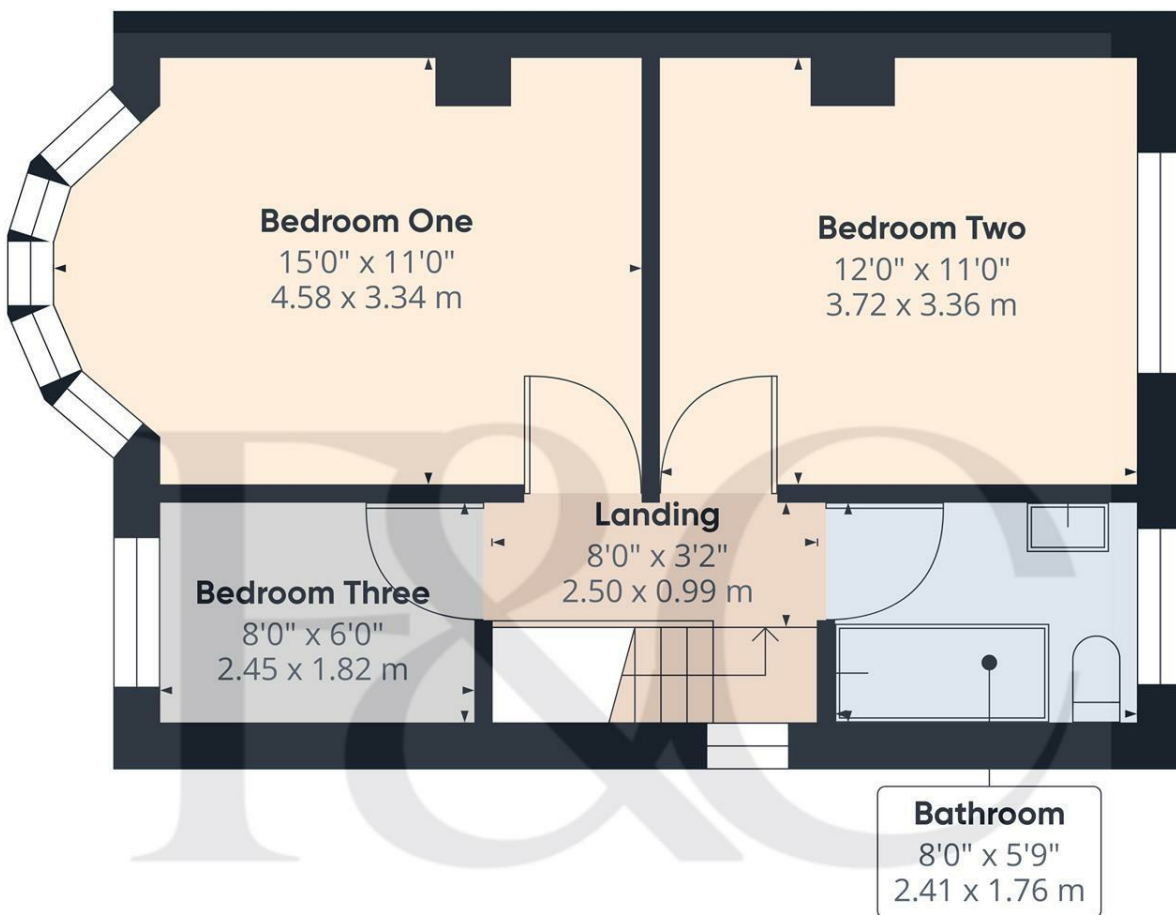
Approximate total area<sup>(1)</sup>  
795.67 ft<sup>2</sup>  
73.92 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Approximate total area<sup>(1)</sup>  
413.98 ft<sup>2</sup>  
38.46 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



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44 Hickton Road  
Swanwick  
Alfreton  
DE55 1AF

Council Tax Band: C  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	