



Broom Avenue
Swanwick Alfreton





Property Description

NO ONWARD CHAIN!

Burchell Edwards are delighted to present to the market this wonderful, three bedroom detached property located on Broom Avenue, Swanwick. This is a highly desirable location in a popular village. Local amenities and the school are conveniently nearby. Larger towns and major road networks including the A38 and M1 are a short commute away.

To the ground floor there is an entrance hallway, with a cloakroom/WC, spacious lounge/diner, kitchen and conservatory. To the first floor you will find three good sized bedrooms and family bathroom. Outside, the property is set well away from the road behind a long, lawned front garden and driveway leading to the garage with power and lighting. To the rear the garden has a patio area with a low brick wall, lawned section, borders stocked with plants and shrubs, a shed and a greenhouse.

Viewings are highly advised to fully appreciate this lovely home. Please call Burchell Edwards today for more information!

Entrance Hallway

Accessed via entrance door carpet flooring, two ceiling lights, a radiator and understairs cupboard.

Cloakroom

Having low level W.C, wash hand basin, splashback tiles, heated towel rail, ceiling and UPVC window.

Lounge

Irregular Shaped Room 22' 3" x 13' 1" (6.78m x 3.99m)

Having carpet flooring, two radiators, ceiling light, three walls light, coving, gas fireplace with stone surround and tiled hearth, UPVC window to the front elevation and sliding doors to the conservatory.

Conservatory

Irregular Shaped Room 12' Max x 8' 10" Plus door recess (3.66m Max x 2.69m)

Having laminate flooring, spot lights, electric heater and new roof.

Kitchen

10' 5" Plus door recess x 9' 9" (3.17m Plus door recess x 2.97m)

Fitted with wall and base units with work surfaces over, integrated electric oven, electric hob and cooker hood over, inset sink with drainer and mixer tap, splashbacks tiles, tiled flooring, ceiling light, pantry and UPVC



window to the rear elevation.

First Floor Landing

Having carpet flooring, ceiling light, loft hatch, UPVC window to the side elevation and an airing cupboard.

Bedroom One

13' 3" Max x 11' 1" (4.04m Max x 3.38m)

Having carpet flooring, a radiator, ceiling light and UPVC window to the front elevation.

Bedroom Two

13' 3" Max into wardrobes x 11' (4.04m Max into wardrobes x 3.35m)

Having carpet flooring, a radiator, built-in wardrobes with two lights and UPVC window to the rear elevation.

Bedroom Three

9' 10" Max x 8' 2" (3.00m Max x 2.49m)

Having carpet flooring, a radiator, ceiling light and UPVC window to the front elevation,

Shower Room

Having a shower cubicle, low level W.C, wash hand basin, heated towel rail, extractor fan, tiled walls, vinyl flooring, ceiling light and UPVC window to the rear elevation.

Outside

To the front of the property is a driveway providing off road parking and leading to the garage, a lawned section with borders for plants and shrubs and trees.

To the rear the garden has a patio area with a low brick wall, lawned section, borders stocked with plants and shrubs, a shed and a greenhouse.

Garage

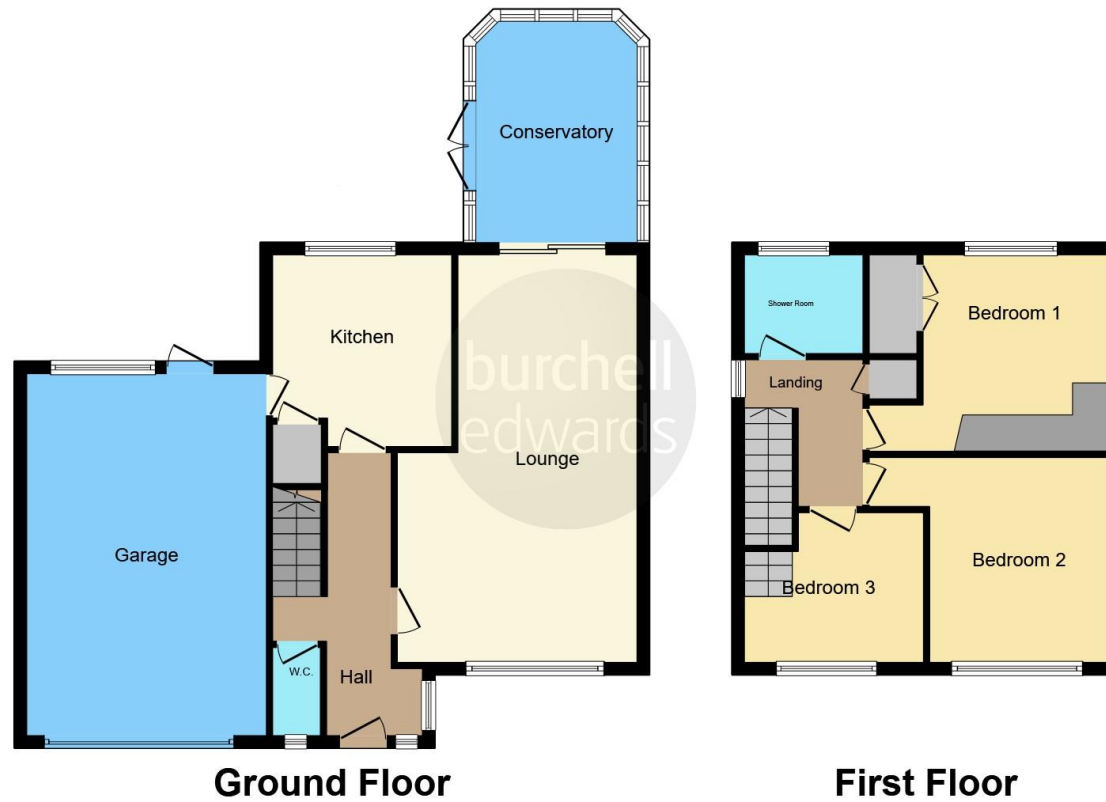
19' 10" Max x 12' 11" (6.05m Max x 3.94m)

Having an electric roller door, light and power









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 Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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