



The Watermeadows
Swarkestone Derby

The Watermeadows Swarkestone Derby DE73 7FX

for sale offers over
£585,000



Property Description

A beautifully presented three/ four bedroom detached family home in a sought-after, rural position within Swarkestone village. The property was converted from a series of farm buildings in the late 1980's so boasts a wealth of character features and enjoys stunning views over open fields. To the ground floor, the accommodation comprises:- Entrance porch, hallway, cloakroom/ W.C, study/ potential fourth bedroom, lounge/ diner with feature fireplace and beams to the ceiling, fitted kitchen, utility room, integral garage and superb garden room by David Salisbury enjoying views over the garden. To the first floor are three double bedrooms with fitted wardrobes and ensuite to the master bedroom and re-fitted family bathroom. Outside, to the front of the property is a tarmacked driveway offering off-road parking for two/ three vehicles. The garden surrounds the property and is fully walled. The garden has been landscaped by the current owners and is laid mainly to lawn with a variety of borders inset with mature shrubs and trees. There is a paved patio surrounding the property as well as an additional terrace accessed via the lounge.

Area Information

The village has cricket, sailing, shooting and fishing clubs, together with many delightful walking and cycling routes. Swarkestone Nursery holds many craft and gift fairs throughout the year and has a popular restaurant. The Crewe and Harpur public house on the edge of Swarkestone bridge is a popular public house.

Local facilities can be found in nearby Melbourne and Chellaston, which have a number of local shops and public houses, with a wider range of facilities about 5 miles away in Derby city centre.

Primary schools are available in Barrow on Trent and Chellaston, which feed to the renowned Chellaston Academy secondary school. Private schooling in the area include Repton Prep, Repton School, Derby High School.

Swarkestone is well placed for access to the A50, which provides links to the A38, M1 and M6

motorways and the major Midlands cities of Derby, Leicester, Nottingham and Birmingham. The A42 is in Ashby-de-la-Zouch, about 10 miles away. Rail links and East Midlands Airport are also within easy reach.

Entrance Porch

Having hard wood double glazed entrance door, exposed brick and timber door leading to:

Entrance Hallway

Having central heating radiator, stairs rising to the first floor and door leading to:

Cloakroom/Wc

Re-fitted two piece suite comprising of low level W.C and wall mounted wash hand basin with chrome mixer tap over, hard wood double glazed opaque window to the side elevation, partly tiled to the walls and heated towel rail.

Study/Bedroom Four

6' 6" x 8' 5" (1.98m x 2.57m)

Having hard wood double glazed window to the front elevation, central heating radiator and Neville Johnson fitted office furniture.

Dining Kitchen

15' x 12' 9" (4.57m x 3.89m)

Fitted with a range of solid oak matching wall and base with roll edge laminate work surfaces over, bowl and drainer sink unit with chrome mixer tap over, space for double width oven, spotlights to the ceiling, integral fridge and dishwasher. There is a hard wood double glazed window to the side elevation giving an aspect over the garden, central heating radiator, exposed beams, door leading to garage, stable door leading to garden room and door leading to:

Utility Room

8' 9" x 4' 5" (2.67m x 1.35m)

Having a continuation of the matching wall and base units with roll edge laminate work surfaces

over, bowl and a drainer sink unit with mixer tap over, window to the rear elevation giving an aspect into the garden room and space for washing machine.

Garden Room

13' 4" x 13' 5" (4.06m x 4.09m)

Constructed by David Salisbury and having timber door to the side and rear elevation giving access into the garden and timber windows surrounding, spotlights to the ceiling, central heating radiator and tiled laminate flooring.

Lounge/Diner

26' 6" x 17' 2" (8.08m x 5.23m)

To the dining area is a central heating radiator, beams to the walls and hard wood sliding doors to the rear elevation giving access into the garden.

To the lounge area there is a beamed ceiling, feature fireplace with log burning stove and exposed brick surround with oak mantle over, hard wood double glazed window to the front and rear elevation, French doors to the side elevation giving access to a patio terrace area and two central heating radiators.

First Floor Landing

Having hard wood double glazed circular glass panel to the side elevation, central heating radiator and door leading to useful storage cupboard.

Master Bedroom

12' 6" x 16' (3.81m x 4.88m)

Having central heating radiator, hard wood double glazed window to the rear elevation enjoying stunning views over the garden and over open fields, doors leading to eaves storage and door leading to:-

Ensuite

Fitted with a three piece white suite comprising of panelled bath with chrome shower head over, low level W.C and wash hand basin built into vanity unit with chrome mixer tap over, fitted mirror to the vanity unit, partly tiled walls and fully tiled to shower area, heated towel rail and hard wood double glazed window to the rear elevation.

Family Bathroom

A re-fitted modern three piece white suite comprising of panelled bath with chrome shower head over, low level W.C and wall mounted wash hand basin with chrome mixer tap over, mirror fitted to the wall, partly tiled walls and fully tiled to the shower area, Karndean flooring, hard wood double glazed window to the rear elevation, inset storage, heated towel rail and loft hatch giving access into the loft.

Bedroom Two

10' 2" x 12' 6" (3.10m x 3.81m)

Having central heating radiator and hard wood double glazed dual aspect windows to the side elevations.

Bedroom Three

9' x 12' 9" (2.74m x 3.89m)

Having two hard wood double glazed windows to the side and rear elevation which gives aspect over open fields and views over the river.

Garage

20' 5" x 12' 7" (6.22m x 3.84m)

Having light, power and hard wood double glazed window to the rear elevation.

Outside

To the front of the property is a tarmacked driveway offering off-road parking for two/ three vehicles.

The garden surrounds the property and enjoys walled boundaries adjoining countryside fields. The garden is laid mainly to lawn with a variety of borders inset with mature shrubs. A paved patio surrounds the property with an additional terrace accessed via the lounge, timber gate to the side, outdoor tap and feature part lime wash stone wall.









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Tenure:Freehold EPC Rating: D Council Tax Band: F

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