



Derby Road
Swanwick Alfreton



Property Description

Welcome to 6 Derby Road, Swanwick - a beautifully presented and deceptively spacious three-bedroom detached home complete with an attached, fully self-contained two-bedroom bungalow with far reaching views across farmland and the Amber Valley. Set in a desirable location in Swanwick, this attractive residence offers the ideal blend of comfort, flexibility and modern convenience. The main house features a bright and airy layout with three well-proportioned bedrooms, three generous living spaces and a welcoming atmosphere throughout. The standout feature of this property is the lifestyle opportunity offered by the attached, fully self-contained, two-bedroom bungalow thoughtfully designed to suit a variety of needs - whether accommodating an extended family, supporting independent living for different generations, offering guest accommodation or providing a potential home-office or rental opportunity. With its own entrance, the bungalow offers privacy whilst still being connected to the main house. Outside, the property benefits from a good-sized plot with far-reaching views across farmland to South Wingfield Manor and Crich Stand beyond with ample parking and appealing outdoor spaces ideal for relaxation or entertaining. 6 Derby Road is a rare and unique find - versatile, spacious and perfectly suited for families looking for flexible living solutions in a sought-after village with amenities such as Pharmacy, Butchers, Dentists, Pubs and Post Office facilities.

Entrance

The home can be entered by a front entrance door to a hall which leads to the front living room, the Snug room and stairs to the first floor. The hall has a gas central heating radiator.

Front Living Room

With a UPVC double glazed window to the front elevation and a UPVC double glazed window to the side elevation. A gas central heating radiator, ceiling light and feature fireplace.

Snug Room

With a UPVC double glazed window to the rear elevation looking out on the courtyard garden, a gas central heating radiator, ceiling light and feature fireplace. This room has a door leading to the kitchen.

Kitchen

The home can also be entered by a side door leading into the kitchen. The cottage style kitchen briefly comprises of a matching range of wall and base units, complementary rolltop work surfaces, spaces for white goods, sink drainer unit with mixer tap over, gas oven with gas hob with an extractor fan above and two ceiling lights. There is a pantry providing useful shelved storage. There are two UPVC double glazed windows on the side elevation overlooking the courtyard garden. Door leading to an inner hallway

Inner hallway

From the hallway there is a coat cupboard (with a gas central heating radiator), built in storage cupboard, doors leading to a downstairs WC, utility room and living room, ceiling light and gas central heating radiator.

W/C

Fitted with a low-level WC, and pedestal wash hand basin, extractor fan and a UPVC double glazed window.

Living Room

An impressive large room with UPVC French doors to the rear garden and providing views across the countryside, two UPVC double glazed windows to the side elevation allowing ample natural light. There are two ceiling lights and two gas central heating radiators. This room is ideal for entertaining large families.

Utility Room

With a UPVC double glazed window to the side elevation and a UPVC door to the rear of the bungalow. Fitted with a matching range of wall and base units, spaces for white goods and plumbing for an automatic washing machine and a sink drainer unit.

First Floor

Landing

Access to stairs rising to the loft bedroom and

doors leading to:

Bedroom One

With two UPVC double glazed windows to the front elevation, two gas central heating radiators, fitted wardrobes and ceiling light.

Bedroom Two

With a UPVC double glazed window to the rear elevation providing views across the countryside, gas central heating radiator and ceiling light.

Family Bathroom

Fitted with a white three-piece suite comprising of L shaped panel bath with shower over, low level WC and a pedestal wash hand basin. There is a UPVC tilt and turn window to the side elevation, gas central heating radiator, ceiling light and fitted cupboard with the gas boiler.

Loft Room/ Bedroom Three

Having a gas central heating radiator and a UPVC double glazed window to the side elevation and ceiling light.

ATTACHED BUNGALOW

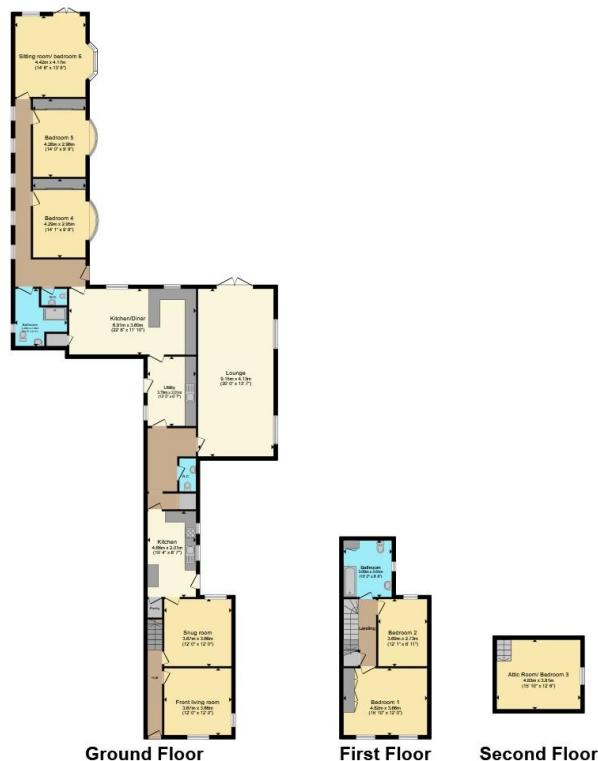
Kitchen/ Diner

Leading from the Utility Room, the kitchen is fitted with a matching range of attractive wall and base units with integrated fridge freezer, gas hob and fitted electric fan assisted oven. There are two UPVC double glazed window to the rear elevation, a gas central heating









Total floor area 261.3 m² (2,813 sq.ft.) approx

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EPC Rating: D Council Tax Band: B

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Tenure: Freehold



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