

Stoneleigh Way
Swanwick Alfreton

burchell edwards

# Stoneleigh Way
# Swanwick Alfreton DE55 1DL

for sale
**£260,000**







## Property Description

Nestled on a sought-after road within a highly desirable village, this attractive three-bedroom detached home offers well-proportioned accommodation, ample off-road parking, a detached garage, and a substantial rear garden that is sure to impress growing families and busy professionals alike.

Local amenities are close by with reputable schools and excellent transport links including the A38 and M1.

The accommodation has been thoughtfully enhanced with a front extension, creating a welcoming entrance porch and a useful guest WC. The ground floor further comprises a spacious lounge, a fitted kitchen, and a delightful conservatory overlooking the rear garden, providing versatile living and entertaining space throughout the year.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a front garden and a generous driveway providing off-road parking for multiple vehicles, which leads to a detached garage. One of the standout features of this wonderful home is undoubtedly the impressive rear garden. Larger than many others in the area, it offers ample space for children to play, outdoor entertaining, gardening enthusiasts, or even future extension potential, subject to the necessary consents.

Offering an enviable combination of village living, excellent commuter links, and a fantastic plot, this superb detached property must be viewed to fully appreciate the accommodation and outdoor space on offer.

## Porch

Having vinyl flooring and a UPVC door to the front elevation, with archway leading to:-

## Entrance Hallway

Having vinyl flooring, radiator, ceiling light, storage cupboard as well as cupboard under the stairs, and stairs rising to the first floor.

## Cloakroom/ W C

Having a WC, hand-wash basin with a mixer tap and fitted storage below, tiled floor and walls, heated towel rail, ceiling light and UPVC window.

## Kitchen

13' 3" maximum x 8' 4" ( 4.04m maximum x 2.54m )
Having a range of fitted wall and base units with matching counter tops, a one-and-a-half inset sink with mixer tap, tiled splashbacks, cooker with gas hob and cooker hood, tiled floor, radiator and UPVC window to the front elevation.

## Lounge

19' 9" x 15' 2" as a maximum ( 6.02m x 4.62m as a maximum )
Having carpet, two radiators, two ceiling lights, UPVC window to the rear elevation and UPVC sliding door to the conservatory.

## Conservatory

.9' 3" x 8' 10" plus door recess ( 2.82m x 2.69m plus door recess )
Brick based with UPVC windows and door, with tiled flooring, radiator, power sockets and a ceiling light/fan.

## First Floor Landing

Having carpet, ceiling light, loft hatch and UPVC window.

## Bedroom One

11' 11" x 11' 8" plus door recess ( 3.63m x 3.56m plus door recess )
Having carpet, radiator, ceiling light, coving and UPVC window to the rear elevation.

## Bedroom Two

11' 9" x 10' 8" plus doorway ( 3.58m x 3.25m plus doorway )
Having carpet, radiator, ceiling light, fitted wardrobes and UPVC window to the front elevation.

## Bedroom Three

8' 6" x 7' 6" ( 2.59m x 2.29m )
Having carpet, radiator, ceiling light and UPVC window to the rear elevation.

## Bathroom

Having a fitted P-shaped bath with shower above, WC, hand-wash basin with mixer tap and fitted storage below, tiled flooring and walls, ceiling light and UPVC window.

## Outside

To the front is a lawned garden with borders for plants and shrubs, with a block paved driveway for multiple vehicles leading to the detached garage.

The generous rear garden comprises patio areas, lawned sections, flower beds, borders for plants and shrubs and a greenhouse.

## Detached Garage

18' 9" x 8' 7" ( 5.71m x 2.62m )
Having power sockets and lighting, and up-and-over door to the front and a UPVC window to the side.







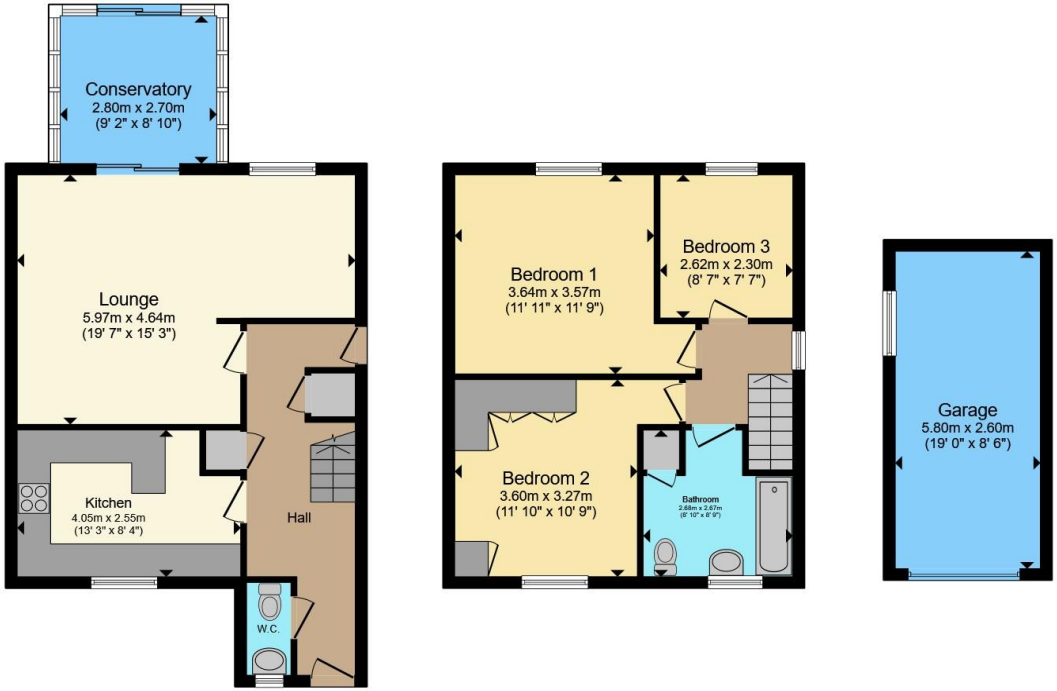













Total floor area 115.5 m² (1,243 sq.ft.) approx

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.propertybox.io

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4 Grosvenor Road
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

**view this property online burchelledwards.co.uk/Property/RIP208155**

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