Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

86 Hickton Road, Swanwick, Alfreton, Derbyshire, DE55 1AG

£375,000

3 1 2 C

A beautifully presented traditional semi detached family home, situated in a sought after location. Offering extended three bedroom accommodation with driveway, garage and south facing rear garden enjoying an open aspect and views. Viewing is essential to appreciate.

86 Hickton Road, Swanwick, Alfreton, Derbyshire, DE55 1AG

£375,000

The traditional family home offers beautifully modernised period accommodation comprising a welcoming reception hallway, sitting room with bay window and feature fireplace with a multi-fuel stove. A newly refitted open plan living dining kitchen is well equipped with integrated appliances, pantry, utility room, guest WC and family room. To the first floor there are three good sized bedrooms and luxury family bathroom.

Benefitting from quality UPVC double glazed windows and doors, and gas central heating fired by a combi boiler.

To the front is a gravelled fore garden with mature hedge and driveway providing ample off road parking and leads to the garage.

The generous rear garden is laid to lawn with established trees, shrubs and flowering plants to the borders. Enjoying a southerly aspect there is a sunny seating area and an elevated patio, perfect for alfresco dining and entertaining.

Swanwick is a sought after village with excellent local amenities, ie schools, local shops and easy access to Ripley, Alfreton, Derby and Nottingham via major road links ie A38, M1 and A6 which provides the gateway to the stunning Peak District.

ACCOMMODATION

A half glazed composite entrance door allows access with original twin feature windows to either side.

RECEPTION HALLWAY

There is a window to the side, column radiator, patterned tiled flooring, twin built-in cloaks cupboards and stairs climb to the first floor.

SITTING ROOM

18'5 x 12'4 into bay (5.61m x 3.76m into bay)

A traditional UPVC double glazed bay window to the front, picture rail, two radiators, TV aerial point, oak internal door and a classic limestone fire surround with brick insert and black granite hearth housing a multi-fuel stove. Glazed French doors open into :

KITCHEN

16'6 x 10'7 extending to 20'5 (5.03m x 3.23m extending to 6.22m)

The newly fitted, solid wood bespoke kitchen comprises a larder cupboard, drawers, eye level units and a central island with quartz work surface incorporating a porcelain Belfast sink with boiling hot water tap and pendant lighting. Integrated appliances include dishwasher, fridge freezer, a dual fuel 'Smeg Portofino' range cooker with electric ovens, gas hob and extractor hood. There is wood grain ceramic tiled flooring laid in a herringbone pattern, three Velux skylight windows, two radiators, inset spot lighting and full height windows with two sets of French doors allowing access to the patio. A pantry with shelving provides additional storage.

UTILITY ROOM

8'2 x 7'5 (2.49m x 2.26m)

Fitted with a matching range of bespoke solid wood units with quartz work surface and Butlers sink, plumbing for a washing machine and space for a tumble dryer. A larder cupboard and matching wood grain ceramic flooring, vertical radiator and a personal door into the garage.

GUEST WC

Appointed with a stylish low flush WC and a wall mounted wash hand basin, feature panelled wall, extractor fan and a column radiator.

FAMILY ROOM

13' x 9'4 (3.96m x 2.84m)

Recently extended to create a versatile space with a large aluminium picture window, fitted with a bespoke blind overlooks the garden and provides views. A Crittall style glazed entrance door opens onto the patio and a glazed roof lantern to the ceiling floods the room with natural light. There is wood grain ceramic tiled flooring, radiator and TV aerial point.

TO THE FIRST FLOOR

GALLERY LANDING

There is a UPVC double glazed window to the side elevation. A loft ladder allows access to the generous roof space, which is fully boarded and carpeted with the benefit of light and power. A Combi boiler (serving the domestic hot water and central heating system).

BEDROOM ONE

12'7 x 13'3 into bay (3.84m x 4.04m into bay)

Having a traditional UPVC double glazed bay window to the front elevation, recessed shelving and radiator.

BEDROOM TWO

12'6 x 11' (3.81m x 3.35m)

A well proportioned double room with radiator and UPVC double glazed window to the rear elevation overlooking the garden and views beyond.

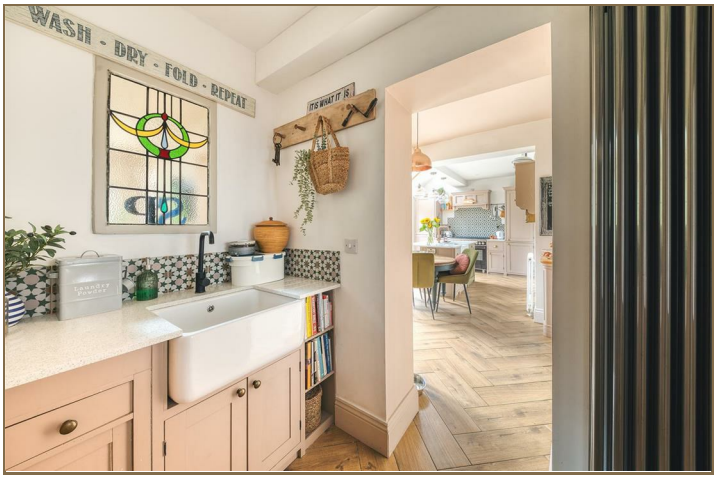
BEDROOM THREE
8' x 7'6 (2.44m x 2.29m)
There is a radiator and UPVC double glazed window to the front elevation.

BATHROOM
Well appointed with a stylish three piece suite comprising panelled bath with thermostatic shower over and glazed screen, hand basin with stainless steel wash stand and low flush WC. There is complementary tiling, vinyl flooring, UPVC double glazed window to the rear, extractor fan, inset spot lighting, recessed shelving and built-in cupboard.

OUTSIDE
To the front of the property is a gravelled fore garden and driveway providing off road parking for three vehicles and leads to the garage. There is outside lighting, open porch and a mature hedge to the boundary.

GARAGE
15'1 x 9'2 (4.60m x 2.79m)
Having light, power, overhead storage and a part glazed timber door incorporates a pedestrian access.

REAR GARDEN
The mature rear garden enjoys a southerly aspect with open views, there is an elevated seating area, perfect for alfresco dining and steps lead to a generous lawn with established trees, shrubs and flowering plants to the well stocked borders. To the bottom of the garden there is an 'L' shaped wooden garden shed, with a further seating area and a mature rockery garden. Having outside lighting, power points and tap.



CARPE DIEM

AND SHE LIVED
HAPPILY EVER AFTER

WILD SEAS
CORNWALL

Road Map

Hybrid Map

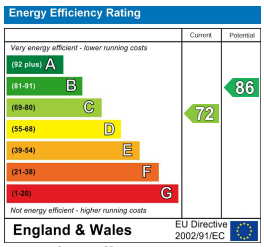
Terrain Map

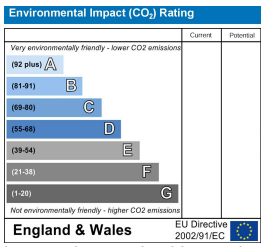
Floor Plan

Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk