Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

16 Edinburgh Court, Swanwick, Alfreton, DE55 1EF

£215,000

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Offered with vacant possession / no chain. A beautifully presented modern three bedroom semi detached family home situated at the head of a cul de sac in the sought after village of Swanwick. The property has a driveway providing ample off road parking, leading to a garage, fore garden and a sunny enclosed rear garden. Viewing is strongly recommended.

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The modernised and well presented family home offers well proportioned family accommodation comprising an entrance porch, spacious lounge, well appointed breakfast kitchen fitted with high gloss units and integrated appliances. To the first floor there are three bedrooms and a family bathroom.

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

To the front of the property is a lawned fore garden with a double blocked paved driveway providing off road parking and leading to the garage. The sunny rear garden is laid with faux lawn, raised beds and a paved seating area, 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 and Derbyshire Dales.

ACCOMMODATION

A half glazed composite entrance door opens into :

ENTRANCE PORCH

Constructed with double glazed UPVC windows and doors with wood grain flooring and a built-in cupboard housing the gas and electric meters.

LOUNGE

14'10 x 13'10 (4.52m x 4.22m)

A light and spacious room with a UPVC double glazed window to the front, radiator, TV aerial point and stairs climb to the first floor.

BREAKFAST KITCHEN

14'10 x 10'4 (4.52m x 3.15m)

Comprehensively appointed with a range of quality high gloss base cupboards, drawers and eye level units with white work surface over incorporating a one and a half bowl acrylic sink drainer with mixer taps, upstand and glazed splash back. Integrated appliances include an electric oven, induction hob, extractor hood, full height fridge, freezer, dishwasher and plumbing for a washing machine. There is ceramic tiled flooring, inset spot lighting, UPVC double glazed window overlooks the rear and UPVC French doors allow access.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

11'6 x 10'4 max measurement (3.51m x 3.15m max measurement)

Having a UPVC double glazed window to the front elevation, radiator and a TV aerial point.

BEDROOM TWO
11'6 x 10' (3.51m x 3.05m)
There is a UPVC double glazed window to the rear elevation, radiator and access to the roof void.

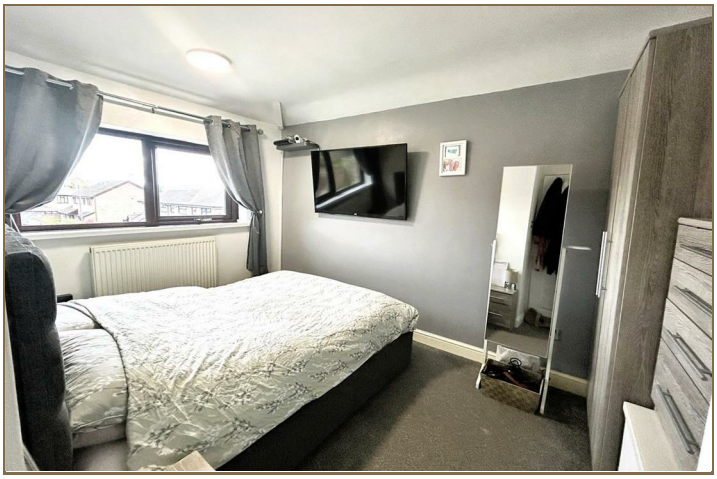
BEDROOM THREE
7'10 x 6'5 (2.39m x 1.96m)
Currently used has a dressing room with a radiator and a UPVC double glazed window to the front elevation.

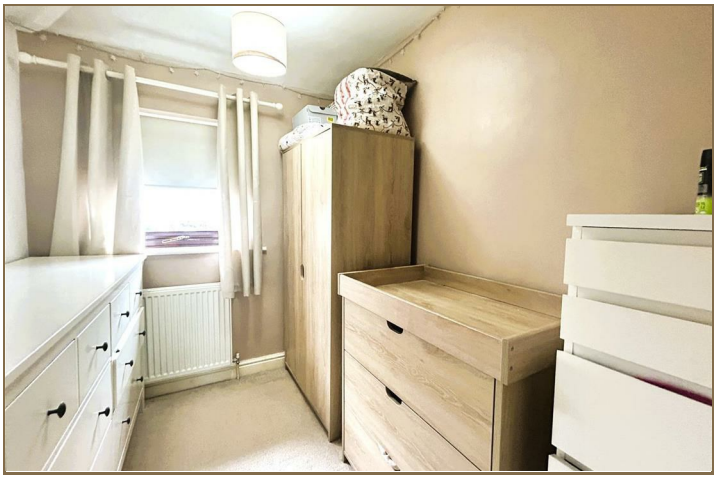
FAMILY BATHROOM
Appointed with a stylish three piece suite comprising a panelled bath with an electric rainfall shower and glazed screen, vanity wash hand basin and a low flush WC. Complementary Carrera marble effect full tiling, ceramic tiled flooring, inset spot lights, extractor fan and a UPVC double glazed window to the rear elevation.

OUTSIDE
To the front of the property is a lawned fore garden with a double block paved driveway providing ample off road parking and leads to the garage.

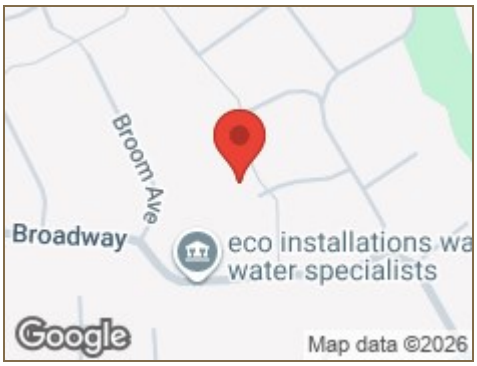
GARAGE
16'6 x 7'11 (5.03m x 2.41m)
Having an up and over door, light, power, window and a personal door to the rear.

GARDEN
The low maintenance garden is laid with faux grass with a raised bed, outside light, tap and a sunny paved patio, perfect for alfresco dining and entertaining.





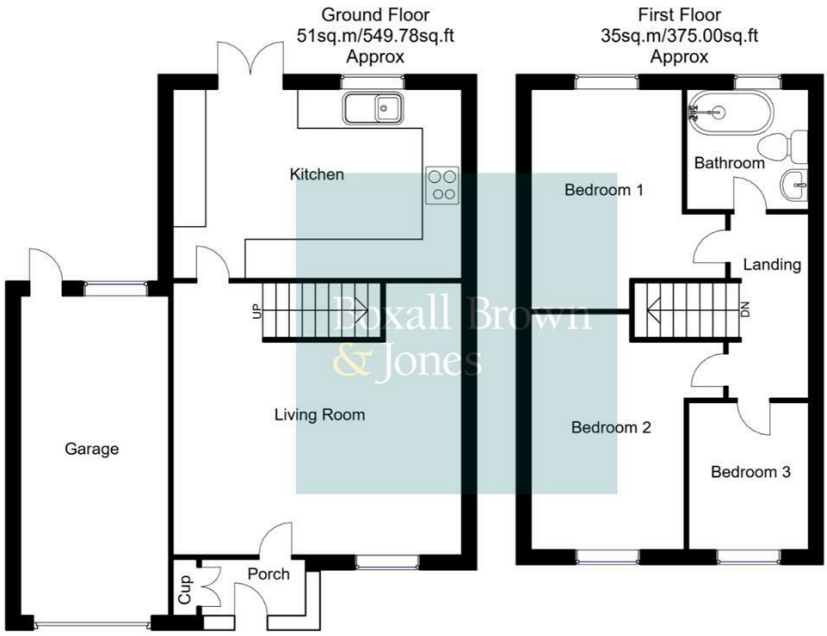
Road Map



Hybrid Map

Terrain Map

Floor Plan



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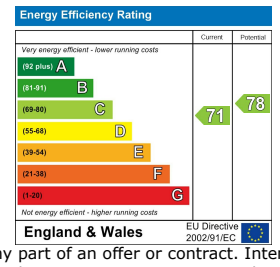
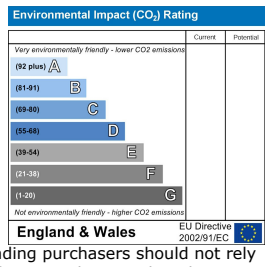
Viewing

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





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