



41 Boughton Drive, Swanwick, Alferton, DE55 1DT

£175,000

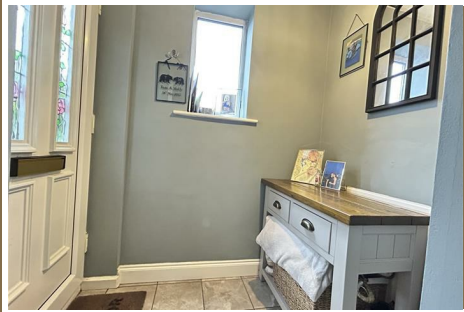


A beautifully presented modern two bedroom semi detached home in sought after cul de sac location within the village of Swanwick. There is ample car parking and private rear garden with a sunny patio. Viewing is strongly recommended.



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The well proportioned and beautifully styled property has a welcoming porch, a generous lounge, well equipped stylish kitchen with integrated appliances, two good sized bedrooms and a luxury bathroom

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

To the front of the property is a pretty fore garden, tandem driveway provides ample off road parking and leads to the fully enclosed west facing garden with a sunny patio, perfect for alfresco dining.

Swanwick is a sought after village with excellent local amenities, ie schools, local shops and easy access to Ripley, Alferton, Derby and Nottingham via major road links ie A38, M1 and A1, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A UPVC entrance door allows access.

ENTRANCE PORCH

Having ceramic tiled flooring, UPVC double glazed window to the front and radiator.

LOUNGE

13'5 x 12'2 (4.09m x 3.71m)

A generously proportioned room with a UPVC double glazed window to the front , Adams style fire surround with marble hearth and insert housing an electric fire, radiator, TV

aerial point and coving to the ceiling. Stairs climb to the first floor.

KITCHEN

12'2 x 6'7 (3.71m x 2.01m)

Well appointed with a range of cream shaker style base cupboards, drawers, eye level units and glazed display cabinets with wood block effect work surface over incorporating a porcelain sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, space for a fridge freezer and plumbing for a washing machine. There is ceramic tile flooring, under plinth lighting, radiator, two UPVC double glazed windows, one to the side and another overlooks the garden and a glazed UPVC entrance door provides access. A Main combi boiler serves the domestic hot water and central heating system.

TO THE FIRST FLOOR

LANDING

There is access to the roof void.

BEDROOM ONE

12'6 x 8'6 (3.81m x 2.59m)

There is a UPVC double glazed window to the front elevation and a radiator.

BEDROOM TWO

12'6 x 6'11 (3.81m x 2.11m)

Having a built-in cupboard with shelving, UPVC double glazed window to the rear elevation and a radiator.

BATHROOM

Beautifully appointed with 'P' shaped bath with a thermostatic shower over, vanity wash hand basin and low flush WC, complementary full tiling, ceramic tiled floor, heated towel radiator, inset spot lighting, extractor fan and a UPVC double glazed window to the side elevation.

OUTSIDE

To the front of the property is a mature fore garden with a gravel driveway providing tandem car parking for two vehicles and leads to the rear garden through a secure gate.

GARDEN

The enclosed garden enjoys a degree of privacy, being laid to lawn with an Indian stone patio, wooden garden shed, external light and tap.



Road Map



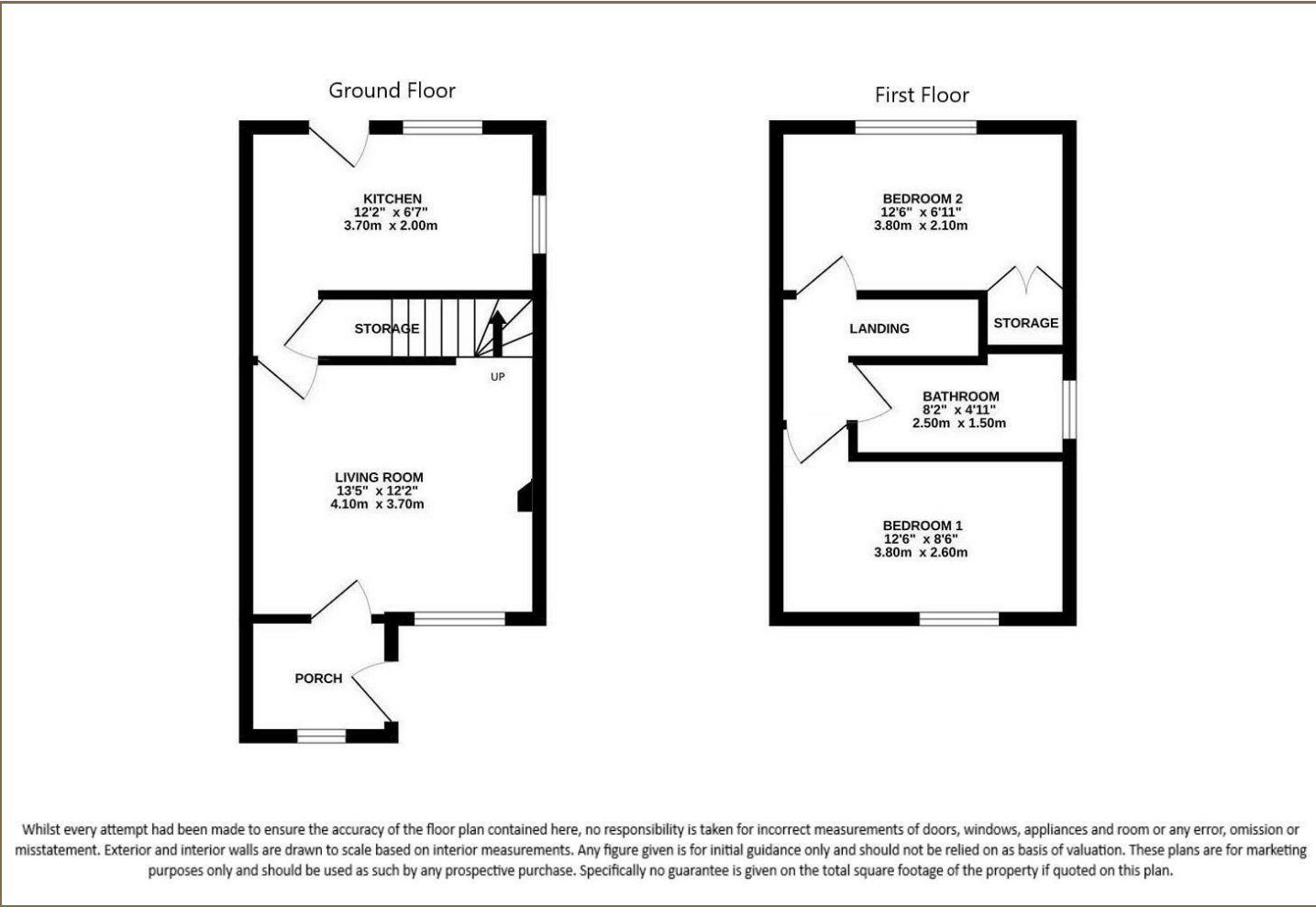
Hybrid Map



Terrain Map



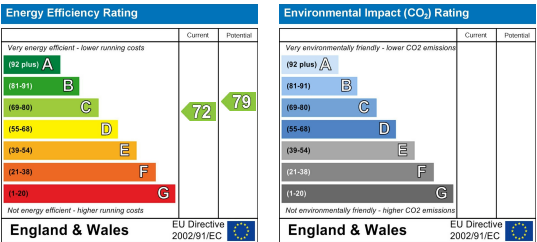
Floor Plan



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



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