

## Bridge House Woodshop Lane, Swarkestone, Derby, DE73 7JA

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Price £645,000

Freehold

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- Fabulous Plot Measuring approximately 1/5 of an Acre
- Ideal Family Home
- Extensive Gardens to Both Front & Rear
- Spacious Detached Double Garage with Workshop & Two Attic Spaces
- Spacious & Well-Proportioned Accommodation Throughout
- Extensive Parking Facilities
- Four Bedrooms & Three Bathrooms
- Highly Convenient Location
- Close to Excellent Transport Links
- Viewing Highly Recommended





## Summary

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A fabulous, four bedroom, detached residence occupying a sizeable plot measuring approximately 1/5 of an acre in the highly desirable village of Swarkestone.

The property would suit a family and comprises entrance hall, fitted guest cloakroom, lounge with log burner, separate dining room, snug, study, breakfast kitchen and utility room. The first floor accommodation features a principle bedroom with en-suite bathroom, guest bedroom with generously sized en-suite bathroom, two further good sized bedrooms and bathroom.

The property is set back behind an attractive stone wall and five bar gate which leads to a sizeable tarmac driveway providing off-road parking for multiple vehicles and access to a spacious detached garage with workshop off and two useful attic rooms over. This lends itself to be converted to auxiliary accommodation to the main residence or home office/gym. All alterations must be subject to the necessary planning consents. To the front of the property is a well-manicured lawn, herbaceous borders and mature trees.

To the rear is a private garden with extensive lawn and patio area offering a high degree of privacy.

# F&C

## **The Location**

Swarkestone is a very pleasant, rural village convenient for excellent transport links including the A50, A38 and M1 motorway. There is also easy access to East Midlands Airport. Nearby places of interest include the market town of Melbourne with its famous Melbourne Pool, Calke Abbey in nearby Ticknall offers some delightful walks and pleasant open spaces. The property is also close to neighbouring Barrow-upon-Trent With primary school and Chellaston Academy is located close by.

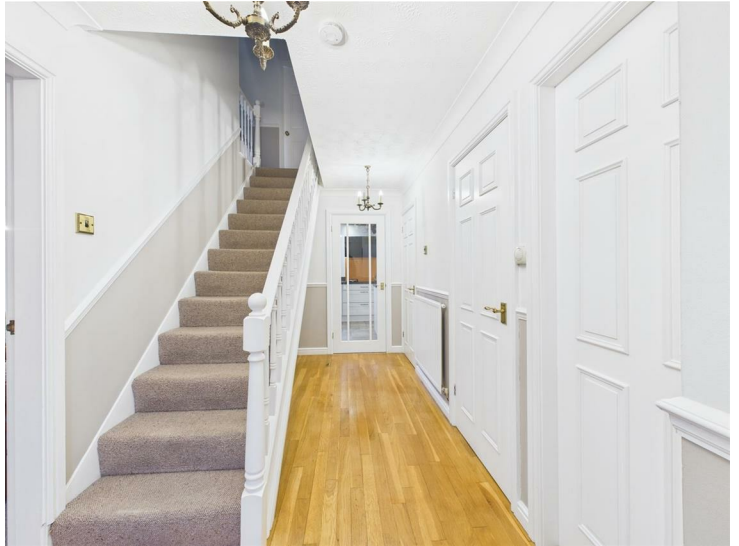
## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

15'0" x 6'6" (4.59 x 2.00)

A panelled and glazed entrance door provides access to hallway with oak floor, central heating radiator, decorative coving, dado rail, two beautiful storage/cloakroom cupboards and staircase to first floor.



#### **Fitted Guest Cloakroom**

6'3" x 2'9" (1.93 x 0.84)

Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to front.

## Lounge

15'4" x 12'5" (4.68 x 3.80)

Featuring a fireplace with decorative surround, raised hearth and exposed brick interior with cast iron log burner, central heating radiator, decorative coving and two double glazed windows to front offering pleasant views over mature trees. There is open access to the dining room.



### Dining Room

10'7" x 9'9" (3.24 x 2.98)

Having a central heating radiator, decorative coving, double glazed window to rear and door to snug.



### Snug

11'1" x 10'10" (3.40 x 3.32)

A very pleasant room located to the rear of the property with central heating radiator, decorative coving, double glazed French doors overlooking the garden and providing access and double glazed window to side.



## Study

11'8" x 5'1" (3.56 x 1.55)

With central heating radiator, storage cupboard, decorative coving and double glazed window to front.



## Kitchen

18'5" x 9'9" (5.62 x 2.99)

Comprising granite effect worktops with matching upstands, inset one and a quarter inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate induction hob with single gas burner and extractor hood over, built-in double oven and grill, appliance space suitable for fridge freezer, integrated dishwasher, central heating radiator, exposed beams to ceiling, two double glazed windows to rear and archway to utility.



### **Utility**

9'1" x 4'7" (2.77 x 1.41)

With continuation of the granite effect worktops with matching upstands, inset stainless steel sink unit, fitted base cupboards, integrated washing machine and tumble dryer, central heating radiator, wall mounted boiler, double glazed window and door to side and further useful pantry/storage cupboard.



### **First Floor Landing**

14'2" x 4'7" (4.33 x 1.40)

A semi-galleried landing with feature balustrade, central heating radiator, dado rail and decorative coving.

### **Principle Bedroom**

14'0" x 10'0" (4.27 x 3.06)

With central heating radiator, decorative coving, built-in wardrobes, two double glazed windows to front and door to en-suite.



### **En-Suite Bathroom**

13'4" x 6'0" (4.08 x 1.84)

Appointed with a low flush WC, vanity unit with twin wash handbasins with storage beneath, corner bath, separate shower cubicle, chrome towel radiator, airing cupboard and two double glazed windows to front.



### **Bedroom Two**

12'6" x 8'9" (3.82 x 2.67)

Having a central heating radiator, double glazed window to rear and door to spacious en-suite bathroom.



### **Spacious En-Suite Bathroom**

11'6" x 10'10" (3.52 x 3.32)

Appointed with a low flush WC, vanity unit with wash handbasin, free standing roll edge claw foot bath, chrome towel radiator, shaver point, storage to eaves and sealed unit double glazed Velux window to rear.



### **Bedroom Three**

10'6" x 7'10" (3.21 x 2.40)

With built-in wardrobes, central heating radiator and double glazed window to rear.



### **Bedroom Four**

9'11" x 7'10" (3.04 x 2.40)

Having built-in wardrobes, a central heating radiator and double glazed window to rear.



## Bathroom

6'6" x 6'3" (1.99 x 1.92)

Partly tiled and appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed window to rear.



## Outside

As previously mentioned, the property is set back behind an attractive stone wall incorporating a five bar gate which leads to a driveway extending to the front and down the side of the house and culminating in a detached double garage. To the rear of the property there is an extensive lawn garden with patio, herbaceous borders, timber fencing and neat hedging offering a high degree of privacy.



## Garage

18'3" x 16'4" (5.57 x 4.98)

With up and over doors, power, lighting, useful attice space above and workshop to rear.

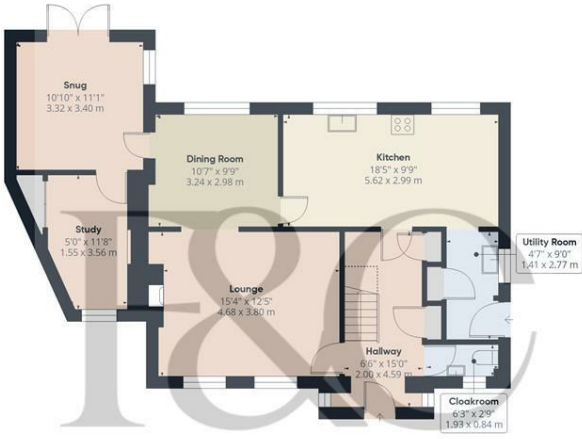
## Workshop

13'8" x 10'5" (4.19 x 3.19)

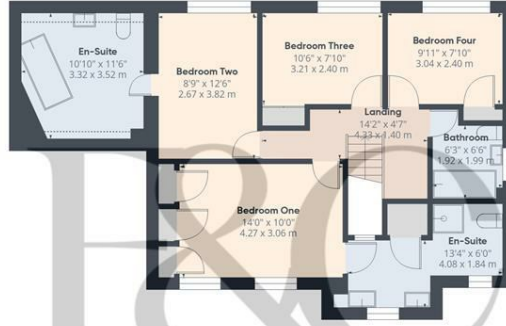
Located at the rear of the garage with useful attic space.

**Council Tax Band F**

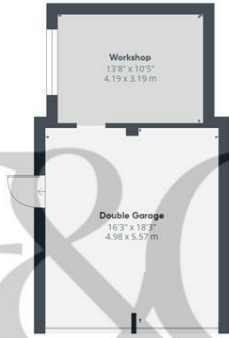




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
 2082 ft<sup>2</sup>  
 193.7 m<sup>2</sup>  
 Reduced headroom  
 28 ft<sup>2</sup>  
 2.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Bridge House Woodshop Lane  
Swarkestone  
Derby  
DE73 7JA

Council Tax Band: F  
Tenure: Freehold

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

