



Woods Drive  
Swanwick ALFRETON



## Property Description

For sale is 45% shared ownership of this beautiful mid town house offered for sale with no upward chain. Situated in a popular residential location this townhouse has reception hall with stairs off to first floor accommodation, downstairs cloakroom and kitchen with a range of wall and base units with complementary work surfaces over, incorporating an integrated oven and hob. The lounge overlooks the rear elevation. To the first floor are two bedrooms and a family bathroom with three piece suite. Externally the front of the property has driveway providing vehicle standing space being open plan. The rear garden is laid to lawn with fence surround and patio area. The property has double glazed windows and a gas heating system.

## Ground Floor

### Entrance Hall

10' 8" x 6' 10" ( 3.25m x 2.08m )

Having stairs off to first floor accommodation and radiator.

### Cloakroom

Two piece suite comprising of low flush W/C ,wash hand basin and radiator.

### Kitchen

10' 8" x 5' 8" ( 3.25m x 1.73m )

Fitted with a range of wall and base units with complimentary work surfaces over

incorporating a single drainer stainless steel sink unit. Integrated four ring stainless steel gas hob with extractor fan over and electric oven. Standing space for fridge freezer, plumbing for automatic washing machine and radiator. Double glazed window to the front elevation.

### Lounge

14' 9" x 12' 10" ( 4.50m x 3.91m )

This light and spacious room has double glazed french style doors to the rear elevation, two radiators and an under stairs cupboard providing storage space.

### Landing

9' 11" x 7' ( 3.02m x 2.13m )

Access to the available roof space, radiator and an over stairs cupboard houses the ideal gas heating boiler

### Bedroom One

7' 9" x 12' 10" ( 2.36m x 3.91m )

The second measurement excludes the recess. Double glazed window to the front and radiator.

### Bedroom Two

7' 4" x 12' 10" ( 2.24m x 3.91m )

Double glazed window to the rear and radiator.

### Bathroom

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin

and low flush W/C. Heated towel rail and tiled splashbacks.

## Outside

The front of the property is open plan providing vehicle standing space. The enclosed rear garden is laid to lawn having fence surround and paved patio.









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22A High Street  
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EPC Rating: B Council Tax Band: B

Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

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