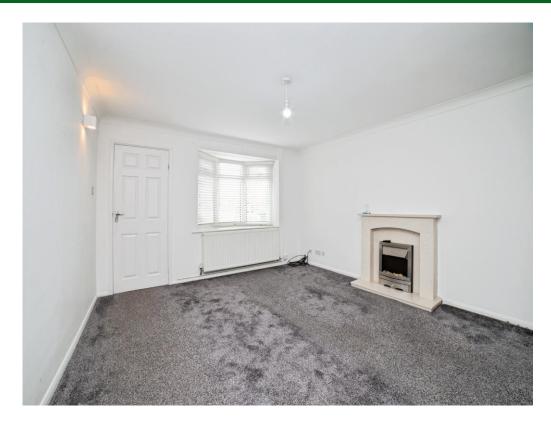




Boughton Drive Swanwick Alfreton







# **Property Description**

Hall and Benson are delighted to offer for sale this beautifully presented two bedroom semidetached home located within the popular residential area of Swanwick. Having no upward chain the well presented accommodation briefly comprises; entrance porch, lounge with feature fireplace and stairs rising to the first floor. A fitted kitchen with door to the rear garden and under stairs storage cupboard. To the first floor there is a landing, two generous bedrooms and a family bathroom. Outside the home benefits from ample off-road parking leading to a garage. The rear of the home enjoys a low maintenance rear garden which is fully enclosed and has access via gate to the front of the home. Viewing highly recommended.

### **Entrance Porch**

A UPVC double glazed window to the front elevation and door leading to;

## Lounge

13' 11" x 12' 4" ( 4.24m x 3.76m )

Having a UPVC double glazed window to the front elevation, stairs rising to the first floor, feature fireplace with electric fire inset, gas central heating radiator and lighting.

## Kitchen

12' 3" x 6' 5" ( 3.73m x 1.96m )

Fitted with an attractive range of wall and base units incorporating drawers with a complementary roll top work surface and complementary tiled splashbacks. Having a

sink drainer unit with mixer tap over,plumbing for automatic washing machine and dishwasher, built in electric fan assisted oven with gas hob and extractor fan over. UPVC double glazed door to the rear elevation and a UPVC double glazed window to the rear elevation and gas central heating radiator.

#### First Floor

## Landing

With loft hatch access and doors leading to;

#### **Bedroom One**

12' 4" x 8' 5" ( 3.76m x 2.57m )

With a UPVC double glazed window to the front elevation, gas central heating radiator and ceiling light.

#### **Bedroom Two**

12' 4" x 7' (3.76m x 2.13m)

With a UPVC double glazed window to the rear elevation, gas central heating radiator, built in wardrobe and ceiling light.

#### Bathroom

Fitted with a white three piece suite comprising of panel bath with electric shower over, a low level W/C and pedestal wash hand basin with vanity cupboard under. Complementary tiled walls , heated towel rail, extractor fan and a UPVC double glazed window to the rear elevation.

## Outside

To the front of the home is a driveway providing ample off road parking for several vehicles. There is a fully enclosed rear garden with paved patio area, artificial lawn and raised decked area. Outside light and tap. Viewing essential to fully appreciate the accommodation on offer.

# Garage

16' 6" x 10' 11" ( 5.03m x 3.33m )

With up and over door, power , light and personal door to the rear garden.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 521771 E alfreton@hallandbenson.co.uk

22A High Street ALFRETON DE55 7BN

EPC Rating: D Council Tax Band: A

view this property online hallandbenson.co.uk/Property/ALF103660





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.