



£550,000

Lark Hill, Alfreton DE55 1DD

Bungalow | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Detached Family Home In A Sought After Location
- Enviable Corner Position
- Ideal for access to A38 & M1
- Idyllic Village Location
- Detached Garage & Numerous Off Road Parking Spaces
- Impressive rear garden

Property Description

Derbyshire Properties are delighted to present this bespoke five bedroom detached property in Swanwick. Occupying an enviable corner plot in extremely popular village location, within walking distance of a host of local amenities such as schools, pubs and shops, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to present this bespoke five bedroom detached property in Swanwick. Occupying an enviable corner plot in extremely popular village location, within walking distance of a host of local amenities such as schools, pubs and shops whilst, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Study, Lounge, Dining Kitchen, Utility, Family Bathroom and three Bedrooms to the ground floor with a further two double Bedrooms and Bathroom to the first floor.

Externally, the property benefits from enviable corner plot hosting driveway parking for multiple vehicles, double detached garage, front lawn and decorative gravelled area housing plants/trees all of which bordered by mature shrubbery and low level stone built wall. The rear elevation enjoys sizeable entertaining patio accessed via bifold doors from the house, and a large lawn all of which enclosed by a mixture of timber fencing and mature shrubbery. Added benefit of EV charging point.

Entrance Hall

Accessed via composite door from the front elevation with wall mounted radiator, wood effect flooring and doorways to Study, Lounge and Dining Kitchen. Carpeted stairs to first floor.

Study

2.88m x 2.21m (9' 5" x 7' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Living Room

5.68m x 3.69m (18' 8" x 12' 1") With double glazed bifold doors opening to the rear garden, gas fireplace on raised marble hearth with decorative surround, wall mounted radiator and wood effect flooring. A wonderful family room and entertaining space.

Dining Kitchen

5.77m x 5.06m (18' 11" x 16' 7") Accessed via internal French doors from the Entrance Hall, the Dining Kitchen comes equipped with a range of base cupboards and eye level units with complimentary work surfaces hosting inset sink bowl/drainage unit and five ring gas hob with splashback. Bosch oven and Bosch microwave oven also feature whilst fridge freezer is integrated. Double glazed window to rear elevation, under unit lighting, vibrant tiled splashback and cleverly implemented breakfast bar complete the Kitchen area. Access to Utility Room. The Dining Area features two wall mounted radiators and double glazed French doors accessing rear enclosed patio. Kitchen cupboard housing gas central heating boiler. Wood effect flooring covers the entire space.

Utility Room

2.46m x 1.66m (8' 1" x 5' 5") Accessed via Dining Kitchen with worktop space, stainless steel sink and plumbing/power beneath for washing machine, dishwasher and

tumble drier. Traditional clothes drier to ceiling. Access to side elevation via double glazed obscured UPVC door.

Bathroom

3.32m x 2.06m (10' 11" x 6' 9") A four piece suite including; double walk-in shower, vanity wash basin, bath and low level WC. The walls are tiled to half way covering all units, with tiled flooring, wall mounted heated towel rail and ceiling fitted extractor unit. Double glazed obscured window to side elevation.

Bedroom One

4.45m x 3.52m (14' 7" x 11' 7") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Benefitting from a range of fitted closet units housing ample hanging/storage space.

Bedroom Two

3.04m x 2.86m (10' 0" x 9' 5") With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Five

2.97m x 1.99m (9' 9" x 6' 6") With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

Landing

Accessing Bedroom three & four and Shower Room. The carpeted space has double glazed window to front elevation and access to eaves storage covering the length of front and side elevation.

Bedroom Three

2.83m x 2.78m (9' 3" x 9' 1") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. In built closets proving storage/hanging space.

Bedroom Four

2.80m x 2.72m (9' 2" x 8' 11") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. In built closets proving storage/hanging space.

Shower Room

2.52m x 2.16m (8' 3" x 7' 1") A three piece suite including; shower cubicle, pedestal hand wash basin and low level WC. Double glazed Velux window to side elevation, wall mounted radiator, wall fitted extractor fan and tiled flooring complete the space. Access to eaves storage.

Outside

Externally, the property benefits from enviable corner plot hosting driveway parking for multiple vehicles, double detached garage fitted with light/power, front lawn and decorative gravelled area housing plants/trees all of which bordered by mature shrubbery and low level stone built wall. The rear elevation enjoys sizeable entertaining patio accessed via bifold doors from the house, and a large lawn all of which enclosed by a mixture of timber fencing and mature shrubbery. Added benefit of EV charging point.

Council Tax


We understand that the property currently falls within council tax band F, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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