



Lily Street Farm Way
Swanwick, Alfreton DE55 1FJ

Offers Over £450,000 Freehold

A NEARLY NEW FIVE DOUBLE BEDROOM
TWO BATHROOM THREE TOILET DOUBLE
BAY FRONTED DETACHED FAMILY HOUSE
WITH DETACHED DOUBLE GARAGE,
ENCLOSED GARDEN & FOUR CAR
DRIVEWAY.



ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS NEARLY NEW PEVERIL HOMES CONSTRUCTED FIVE DOUBLE BEDROOM, TWO BATHROOM, THREE TOILET DOUBLE BAY FRONTED DETACHED FAMILY HOUSE SITUATED ON THE OUTSKIRTS OF THIS POPULAR VILLAGE LOCATION.

'The Shardlow' is the largest design type on the development offering 164sqm (1765sqft) of internal space and comes with accommodation over two floors comprising a welcoming entrance hallway, ground floor WC, spacious front to back lounge with bay window, separate bay fronted dining room, open plan family dining kitchen and utility room to the ground floor. The first floor landing then provides access to five double bedrooms, en-suite facilities to the principal bedroom and additional family bathroom suite.

The property also benefits from gas fired central heating, double glazing, enclosed garden, four car block paved driveway and detached double garage with electrically operated garage door.

The property offers easy access to nearby road networks and motorway junctions, as well as nearby conveniences, amenities, facilities, schooling and access to open countryside all but a short distance away from the property.

Due to the overall size of accommodation, we believe that the property would make an ideal long term family home and we highly recommend an internal viewing.



ENTRANCE HALL

12'5" x 10'4" (3.79 x 3.17)

Composite and double glazed front entrance door, turning staircase rising to the first floor with decorative open spindle balustrade, radiator, useful understairs storage cupboard. Doors to living room, dining/sitting room and kitchen.

WC

5'6" x 3'8" (1.69 x 1.13)

Modern white two piece suite comprising push flush WC, wash hand basin with central mixer tap. Tiling to dado height, radiator, extractor fan.

LOUNGE

22'9" x 11'10" (6.94 x 3.63)

Double glazed bay window to the front with individually fitted blinds, two radiators, media points, double glazed French doors opening out to the rear garden.

DINING ROOM

13'1" x 8'9" (4.00 x 2.67)

Double glazed bay window to the front with three individually fitted blinds, additional double glazed window to the side (also with fitted blind), radiator.

OPEN PLAN LIVING DINING KITCHEN

21'9" x 15'10" (6.65 x 4.83)

Comprising a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with pullout spray hose mixer tap and draining board. Fitted five ring gas hob with curved extractor fan over, TV point, in-built eye level oven and combination grill, integrated fridge, freezer and dishwasher, central island unit with overhanging breakfast bar space, three radiators, two double glazed windows to the left hand side (both with fitted blinds), additional double glazed window to the rear (with fitted blind), ample space for dining table and chairs, spotlights and double glazed French doors opening out to the rear garden patio.

UTILITY ROOM

6'6" x 5'6" (2.00 x 1.68)

Equipped with a range of fitted base and wall storage cupboards with roll top work surfaces incorporating space for washing machine and tumble dryer. Boiler cupboard housing the gas fired central heating boiler, wall mounted extractor fan, radiator, electrical consumer box.

FIRST FLOOR GALLERIED LANDING

Doors to all bedrooms and bathroom, radiator, loft access point to an insulated loft space, decorative open spindle balustrade with oak topped panel, airing cupboard housing the 'Vaillant' water cylinder.

BEDROOM ONE

17'6" x 15'10" (5.34 x 4.84)

Two double glazed windows to the rear (both with fitted blinds), radiator, TV point, fitted wardrobe with mirror fronted sliding doors. Door to en-suite.

EN-SUITE

6'9" x 5'0" (2.07 x 1.53)

Modern white three piece suite comprising walk-in shower cubicle with sliding glass shower door, dual attachment mains shower, wash hand basin with mixer tap, push flush WC. Partial wall tiling, tiled floor, shaver point, spotlights, extractor fan, chrome ladder towel radiator.

BEDROOM TWO

12'0" x 10'7" (3.68 x 3.23)

Double glazed window to the rear (with fitted blinds), radiator, TV point.

BEDROOM THREE

11'2" x 10'5" (3.42 x 3.18)

Double glazed window to the front (with fitted blinds), radiator, TV point.

BEDROOM FOUR

10'7" x 10'1" (3.25 x 3.09)

Double glazed window to the front (with fitted blinds), radiator, TV point.

BEDROOM FIVE

10'6" x 9'2" (3.21 x 2.80)

Double glazed window to the side (with fitted blinds), radiator, TV point.

FAMILY BATHROOM

9'5" x 6'7" (2.89 x 2.01)

Four piece suite comprising panel bath with central mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with sliding glass door and mains shower attachment, wash hand basin with mixer tap, push flush WC. Partial wall tiling, tiling to the floor, double glazed window to the front, spotlights, extractor fan, chrome ladder towel radiator.

OUTSIDE

To the front of the property there is a split garden lawn with chipped bard borders housing a variety of bushes and shrubbery to the boundary line, central paved pathway providing access to the front entrance door and access via a lowered kerb entry point to a block paved driveway providing off-street parking for four vehicles in turn leading to the detached double garage and pedestrian access into the rear garden.

TO THE REAR

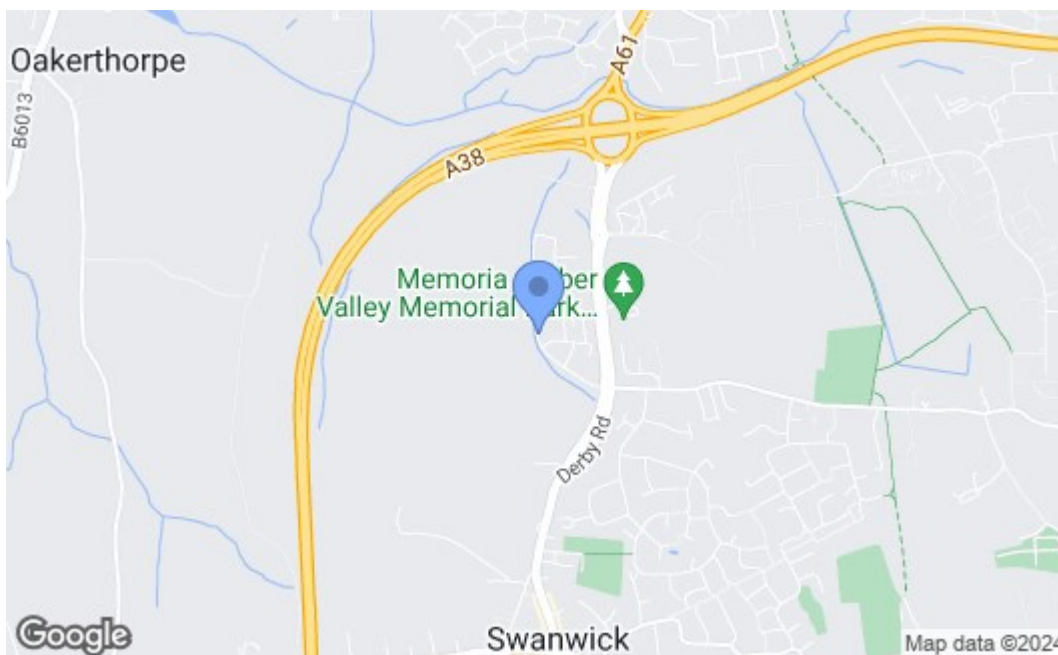
The rear garden is enclosed by part wall and timber fencing to the boundary line. The garden is predominantly lawned with a paved patio entertaining space, pedestrian gated access back onto the driveway. Within the garden there is an external lighting point and water tap.

DETACHED DOUBLE GARAGE

Electrically operated garage door to the front, power and lighting points.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.