



Derby Road  
Swanwick Alfreton



## Property Description

A rare opportunity to acquire a spacious detached family home with fully self-contained 2-bedroom bungalow, offering flexible accommodation ideally suited to multi-generational living. Perfect for families wishing to accommodate elderly relatives, adult children seeking independent space, guest accommodation or buyers looking for adaptable living arrangements.

The property combines comfortable family living with the added benefit of a completely separate living space, creating a unique home that offers privacy, flexibility and future potential.

Situated in the sought after village of Swanwick, the property enjoys convenient access to local amenities, transport links and surrounding countryside. The property provides far-reaching views across the Amber Valley.

Properties offering this level of versatility and independent accommodation rarely come to the market.

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

## Snug Room

With a UPVC double glazed window to the rear elevation looking out on the courtyard garden, a gas central heating radiator, ceiling light and feature fireplace. This room has a door leading to the kitchen.

## Kitchen

The home can also be entered by a side door leading into the kitchen. The cottage style kitchen briefly comprises of a matching range of wall and base units, complementary rolltop work surfaces, spaces for white goods, sink drainer unit with mixer tap over, gas oven with gas hob with an extractor fan above and two ceiling lights. There is a pantry providing useful shelved storage. There are two UPVC double glazed windows on the side elevation overlooking the courtyard garden. Door leading to an inner hallway

## Entrance

The home can be entered by a front entrance door to a hall which leads to the front living room, the Snug room and stairs to the first floor. The hall has a gas central heating radiator.

## Front Living Room

## Inner hallway

From the hallway there is a coat cupboard (with a gas central heating radiator), built in storage cupboard, doors leading to a downstairs WC, utility room and living room, ceiling light and gas central heating radiator.

## W/C

Fitted with a low-level WC, and pedestal wash hand basin, extractor fan and a UPVC double glazed window.

## Living Room

An impressive large room with UPVC French doors to the rear garden and providing views across the countryside, two UPVC double glazed windows to the side elevation allowing ample natural light. There are two ceiling lights and two gas central heating radiators. This room is ideal for entertaining large families.

## Utliity Room

With a UPVC double glazed window to the side elevation and a UPVC door to the rear of the bungalow. Fitted with a matching range of wall and base units, spaces for white goods and plumbing for an automatic washing machine and a sink drainer unit.

## First Floor

### Landing

Access to stairs rising to the loft bedroom and doors leading to:

### Bedroom One

With two UPVC double glazed windows to the front elevation, two gas central heating radiators, fitted wardrobes and ceiling light.

### Bedroom Two

With a UPVC double glazed window to the rear elevation providing views across the countryside, gas central heating radiator and ceiling light.

## Family Bathroom

Fitted with a white three-piece suite comprising of L shaped panel bath with shower over, low level WC and a pedestal wash hand basin. There is a UPVC tilt and turn window to the side elevation, gas central heating radiator, ceiling light and fitted cupboard with the gas boiler.

## Loft Room/ Bedroom Three

Having a gas central heating radiator and a UPVC double glazed window to the side elevation and ceiling light.

## ATTACHED BUNGALOW

### Kitchen/ Diner

Leading from the Utility Room, the kitchen is fitted with a matching range of attractive wall and base units with integrated fridge freezer, gas hob and fitted electric fan assisted oven. There are two UPVC double glazed window to the rear elevation, a gas central heating radiator and inset ceiling lights to the kitchen and ceiling light to the dining area. There is also a storage cupboard which houses the gas boiler. A door leads to a hallway.

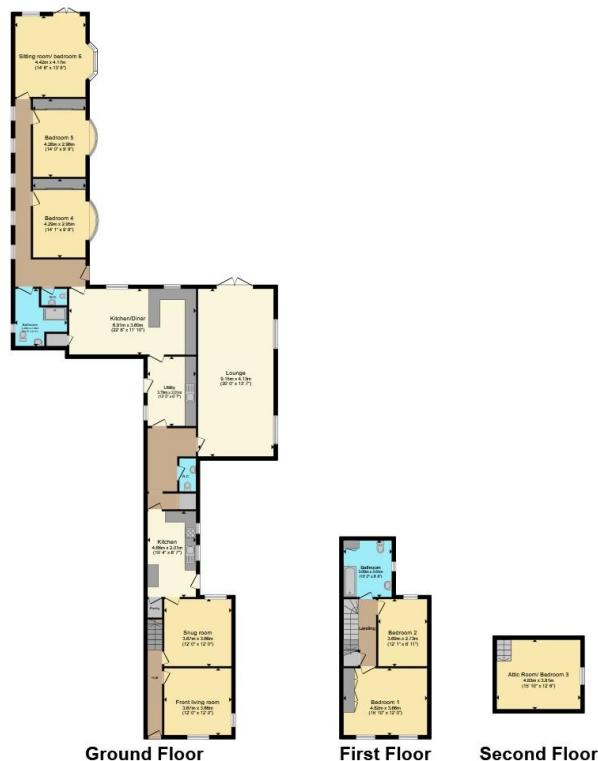
### Hallway

With doors to a separate WC, bathroom, two bedrooms and the living room. There are five









Total floor area 261.3 m<sup>2</sup> (2,813 sq.ft.) approx

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To view this property please contact Hall & Benson on

**T 01773 521771**  
**E [alfreton@hallandbenson.co.uk](mailto:alfreton@hallandbenson.co.uk)**

22A High Street  
 ALFRETON DE55 7BN

EPC Rating: D Council Tax Band: B

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Tenure: Freehold



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