



## Blenheim Avenue | Swanwick | Alfreton | DE55 1PQ

Well presented four bedroom extended detached family home situated on a beautiful quiet cul-de-sac in Swanwick. Briefly comprising of an entrance hall, spacious living room, garden room/orangery off the main living room, separate dining room, open plan kitchen/diner, utility, downstairs WC and integral double garage to the ground floor. To the first floor there are four good-sized bedrooms with master having ensuite and a independent modern family bathroom. Outside there is a beautiful enclosed rear garden, front garden and tarmac driveway providing off road parking for two vehicles side by side.

## Asking Price Of £375,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- ENSUITE TO MASTER
- MULTIPLE RECEPTION ROOMS
- GARDEN ROOM / ORANGERY



## Property Description

- WELL PRESENTED FOUR BEDROOM EXTENDED DETACHED FAMILY HOME WITH DOUBLE GARAGE, MULTIPLE RECEPTION ROOMS, GARDEN ROOM, ENSUITE TO MASTER, UTILITY/ WC AND BEAUTIFUL ENCLOSED REAR GARDEN - SMARTMOVE HOMES are delighted to bring to the market this well presented four bedroom extended detached family home situated on a beautiful quiet cul-de-sac in Swanwick. Briefly comprising of an entrance hall, spacious living room, garden room/orangery off the main living room, separate dining room, open plan kitchen/diner, utility, downstairs WC and integral double garage to the ground floor. To the first floor there are four good-sized bedrooms with master having ensuite and a independent modern family bathroom. Outside there is a beautiful enclosed rear garden, front garden and tarmac driveway providing off road parking for two vehicles side by side, with potential for more.

### GROUND FLOOR

#### ENTRANCE HALL

A wide entrance hall with window and side panel window to the front elevation, tiled flooring, central heating radiator, stairs leading up to the first floor landing and access to the double garage.

#### LIVING ROOM

A spacious reception room with laminate wood flooring, large central heating radiator and gas feature fireplace with surround and hearth. The room opens up into the extended garden room.

#### GARDEN ROOM

An extended garden room with two Velux windows to the ceiling and feature windows from three aspects, all with internal blind systems. Continued laminate flooring and French doors to the side elevation.

### DINING ROOM

A further reception room with box bay window to the front elevation, laminate flooring, central heating radiator and a recess underneath the stairs.

#### OPEN PLAN KITCHEN/DINER

An open plan kitchen/diner with matching wall and base units, work surface with inset stainless steel one and a half sink and drainer. Built-in gas hob with extractor fan over, built-in electric double oven, space and plumbing for a dishwasher and space for an American style fridge freezer. Fully tiled flooring, central heating radiator, two windows to the rear elevation and access to a storage cupboard.

#### UTILITY ROOM

A utility room with matching wall and base units, space and plumbing for a washing machine and tumble dryer, stainless steel sink and drainer, door to the side elevation, tiled flooring, central heating radiator and houses the combi boiler.

#### DOWNSTAIRS WC

Fitted WC, wash basin over vanity unit, central heating radiator, vinyl flooring and extractor fan.

#### INTEGRAL DOUBLE GARAGE

An integral double garage with power and lighting, manual up-and-over door, door to the side elevation and access into the loft.

#### FIRST FLOOR

##### LANDING

Obscure window to the side elevation, loft access and a storage cupboard.

##### MASTER BEDROOM

A large double bedroom with fitted wardrobes and matching dresser, laminate flooring, window to the rear elevation, central heating radiator and access to the ensuite.

##### ENSUITE

A modern three piece shower room comprising a fitted WC, pedestal wash basin and a single shower cubicle with mains-fed shower over. Obscure window to the side elevation, central heating radiator, vinyl flooring and extractor fan.

##### BEDROOM TWO

A double bedroom with window to the rear elevation and central heating radiator.

##### BEDROOM THREE

A double bedroom with window to the front elevation, central heating radiator and recess for wardrobes.

##### BEDROOM FOUR

A good-sized bedroom with window to the front elevation, central heating radiator and laminate flooring.

##### FAMILY BATHROOM

A modern three piece bathroom suite comprising an L-shaped bath with mains-fed shower over, pedestal wash basin and fitted WC. Tiled splash backs, laminate flooring, central heating radiator, obscure window to the side elevation and extractor fan.





## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn.

### OFF ROAD PARKING

A tarmac driveway providing side-by-side off road parking for two vehicles, with potential for more.

### ENCLOSED REAR GARDEN

A beautiful enclosed and private rear garden mainly laid to lawn with stoned and planted borders. There is a circular patio seating area and an additional seating area to the right hand side. Outside water tap and lighting.

### EPC / TENURE

EPC - TBC / TENURE - FREEHOLD



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

1 High Street

Ripley

Derbyshire

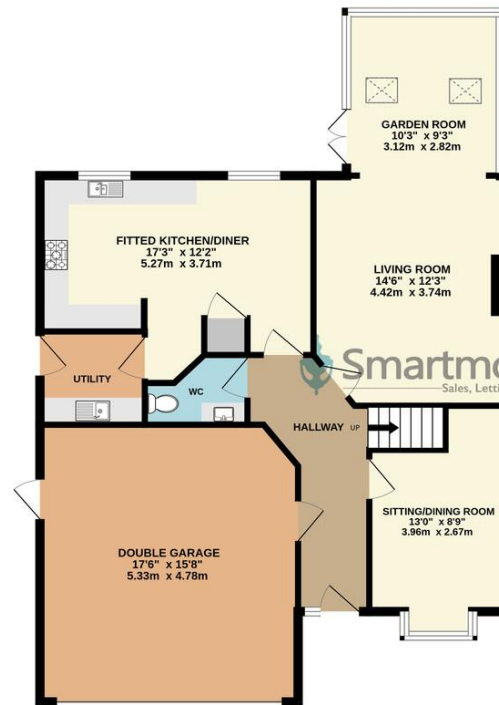
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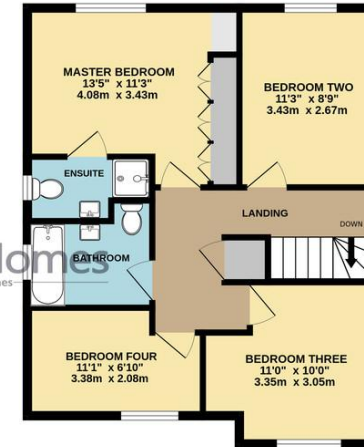
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GROUND FLOOR  
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1591 sq.ft. (147.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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