



**14 Salcey Close, Swanwick, Alferton,
Derbyshire DE55 1HD**

£1,395 pcm

Tel: 0115 9680268



- Four Bedroom Family Home
- Driveway & Garage
- Conservatory
- Viewing Essential To Appreciate
- Quiet Cul-De Sac Location
- Spacious Lounge
- Open Plan Dining Kitchen
- Stunning Private Garden

A charming home, in a charming position. This spacious four bedroom detached family home is located on arguably the best plot at the end of this quaint cul-de-sac which is host to a pleasant selection of other privately owned homes.

The spacious internal accommodation comprises an entrance hall with handy storage unit and a downstairs WC. There is a substantial lounge with double glazed sliding doors opening into a well-placed conservatory giving you a panoramic view of the stunning mature landscaped garden. There is also a open plan dining kitchen with an array of fitted units and integrated appliances including the added bonus of a dishwasher and finally completing the ground floor a handy utility room which is a welcome addition to any family home. To the first floor landing there are four bedrooms including a generous master with fitted wardrobes and a family bathroom with walk in double width shower.

Externally, as previously mentioned a little above this must see home is located in the arguably the best position on Salcey Close itself on a stunning plot with wrap around gardens spanning the front, side and rear with the latter proving to be a perfectly maintained and equally easy on the eye where you can simply get a feel for how well the magnificent gardens truly are enjoying immaculate lawns, well placed patio areas and unbelievably well stocked borders full of established manageable plants, shrubs and trees making this a useable garden for all the family on any occasion. Comes with gardener if required

Finally, we must also mention how convenient this property is, offering excellent transport links being a stones throw away from the A38, alongside plenty of handy local amenities including well-regarded schools for all ages.

Leaving us with nothing more to say other than, we honestly cannot stress how important an early viewing actually is, as words and photos can only create half the impression this property will be sure to leave.

Council Tax Band: D















Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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