

SUPERIOR HOMES

ROYSTON & LUND



R
& L

65 Swarkestone Road

| DE73 7HF

Guide Price £440,000

Guide Price £440,000 to £450,000

A beautifully presented three-bedroom bungalow, approached via an impressive oak-framed porch with glazed panelling and natural travertine stone flooring that sets the tone for the character found within. The property has a beautiful garden with views over the nearby countryside.

Stepping inside, you're welcomed into an inviting and cosy living room, rich in charm with a log-burning fireplace and exposed overhead beams.

Leading through the hallway with exposed wood stained floorboards, the accommodation opens into a broken-plan kitchen and dining area. The kitchen is finished to a high standard with quartz worktops and solid oak cabinet doors, and comes fully equipped with a built-in Newhome range style appliance, with electric fan assisted oven, convectional oven/grill and gas hob, hot plate. Additionally, the undercounter fridge and freezer are both integrated.

The dining area is centred around an electric fireplace with an antique mantelpiece, forming a striking focal point, while patio sliding doors connect through to a spacious conservatory. This provides a further reception room and adds excellent flexibility to the living space.

The property offers three well-proportioned bedrooms, one of which benefits from fitted wardrobes and a dedicated dressing area, whilst another has its own en-suite shower room featuring dual wash basins, natural Welsh slate mosaic flooring and a walk-in shower with double porcelain shower tray. A centrally located bathroom serves the remaining bedrooms.

Furthermore, there's also a large storage cupboard just off of the living room and the property has been granted full planning approval in 2025, allowing a great opportunity to extend this welcoming accommodation.





- Guide Price £440,000 to £450,000
- Three Bedroom Detached Bungalow
- Open-Plan Style Kitchen/Diner with Built-in Newhome Range Style Appliance / Fireplace
- Spacious Living Room Including Log Burner
- Beautifully Landscaped and Well Proportioned Rear Garden / Large Driveway
- En-suite Shower Room / Bathroom
- Generous Conservatory Area / Porch / Integral Garage
- Freehold Property - Full Planning Consent Permitted
- Council Tax Band - D
- EPC Rating - D











Externally, the rear garden is beautifully landscaped and well proportioned, providing a spacious and beautifully maintained space with a variety of mature shrubs with a clear central aspect allowing open views across the surrounding countryside. The gazebo, large terracotta pizza oven and garden shed (with an electric supply) is included in the sale. There is also electric for a water feature as well as a tap, with one also positioned to the front. There's a large driveway that provides off-road parking for multiple vehicles and leads to a connecting garage for additional storage, including useful side access.



This well sought after location in the open countryside is situated in South Derbyshire and sits between the River Trent to the south and the Trent and Mersey canal to the north, both within short walking distance from the property. There is easy access to the A50 and A38.

The nearby village enjoys a particularly attractive setting surrounded by open countryside and offers a number of facilities, including the village hall, Pre-school playgroup 2 years and above, Sale and Davy C of E Primary School, a Children's play park and a larger park with a small and large size football pitch, Greenacres Lagoon, public house (The Brookfield), and Saint Wilfreds Church which is used for social events as well as worship. The church and the village is mentioned in the Domesday book. There is also well-regarded pubs such as the Crewe & Harpur in Swarkestone, that's just a short walk up the lane with a garden centre and cricket club.



For More information:
https://reports.sprift.com/property-report/access_report_id=4975672

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO2 emissions	(92 plus) A
(81-91) B	(69-80) C	(81-91) B	(69-80) C
(39-54) E	(55-68) D	(39-54) E	(55-68) D
(21-38) F	(1-20) G	(21-38) F	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
Current	Potential	Current	Potential
57	83		

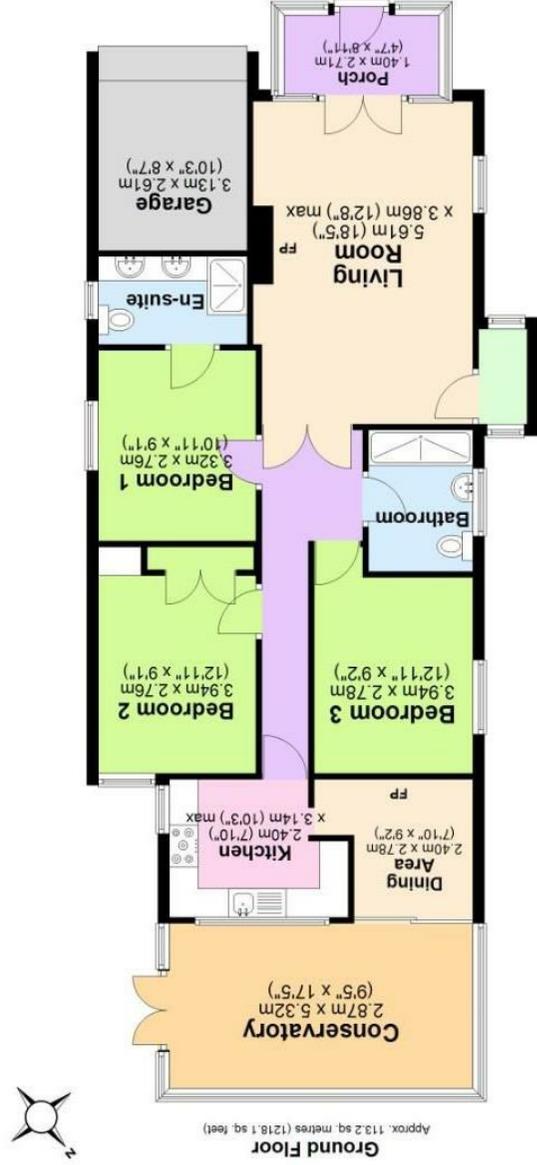
EPC

THE PROPERTY GUILD PROFESSIONALS

Protected nged | propertymark

The Property Ombudsman

Total area: approx. 113.2 sq. metres (1218.1 sq. feet)



Approx. 113.2 sq. metres (1218.1 sq. feet)