

£595,000 Freehold







### Features

- Executive Detached Bungalow
- 3 Bedrooms & 2 Bathrooms
- Superbly Presented Throughout
- Spacious Open Plan Living Spaces
- Stunning Landscaped Private Gardens
- Double Width Drive, Double Integral Garage & Caravan Storage
- Open Plan Living Kitchen
- Large L-Shaped Lounge
- Private Corner Plot Position
- View Essential!

### Summary of Property

New to the market is this beautifully presented and extended detached bungalow located in the highly regarded village of Smalley.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



# Room Descriptions

## Reception Hall

Entered via a composite door from the front elevation into this light and welcoming reception space with wall mounted radiator, wood flooring, ceiling mounted loft access point and internal oak doors leading to further rooms.

## Large L-Shaped Lounge

Featuring continuation of the wood flooring from the entrance hall, large double glazed window to the front elevation, TV point and wall mounted radiators. The focal point of the room is an Aga cast-iron multi-fuel burner set against an exposed brick backdrop with raised timber lintel.

## Study

Accessed via double internal doors from the lounge area. Having wood flooring, double glazed windows to the front and side elevations, wall mounted radiator and TV point.

## Utility/Boot Room

Fitted with a range of wall and base mounted units with modern flat edged work surfaces incorporating a stainless steel sink and drainer unit with mixer tap and complementary splashback tiling. Under cupboard lighting, under counter space and plumbing for washing machine and tumble dryer, tiled floor covering, ceiling spotlights, extractor fan and loft access point. Composite door with adjoining double glazed window to the rear elevation and useful floor-to-ceiling coat and boot storage cupboards.

## Superb Kitchen/Diner

This superbly presented open plan kitchen diner comprises a range of matching wall and base mounted units with modern flat edged work surfaces incorporating a one and a half bowl sink unit with mixer tap and tiled splashbacks. The kitchen offers numerous integrated appliances including wine cooler, double Neff oven and induction hob. Space and plumbing for an American style fridge freezer, wall mounted radiator, ceiling spotlights and double glazed window to the side elevation. Bifold doors provide access onto the superb rear garden.

## Main Bathroom

This beautifully appointed and stylish five piece bathroom comprises low level WC, bidet, vanity unit and large shower enclosure with mains fed shower and glass screen. The focal point of the room is a modern freestanding bathtub with stainless steel freestanding tap and shower attachment. Porcelain tiled floor, wall mounted electric shaver point, ceiling spotlights, extractor fan, chrome heated towel rail and double glazed obscured window.

## Bedroom 1

A wonderful master suite located to the rear of the property with wall mounted radiator and space for wardrobes. The focal point of the room is folding doors opening onto the superb rear garden.

## Bedroom 2

With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture

## En-Suite Shower Room

Beautifully appointed en-suite echoing the main bathroom, comprising WC, pedestal wash hand basin and large shower enclosure with mains fed shower and glass screen. Porcelain tiled floor and walls, modern vertical radiator, wall mounted electric shaver point and double glazed obscured window.

## Bedroom 3

With double glazed window to the rear elevation, wall mounted radiator and space for wardrobes.

## Outside

The property occupies a private corner plot position with manicured gardens and hedgerow boundaries providing privacy on all sides.

To the front elevation is a beautifully constructed contrasting paved patio with decorative gravel borders, lawn, hedgerow boundaries and outside lighting. A superb block paved driveway provides parking for 2-3 vehicles and leads to a double integral garage with electric roller door. To the side is a caravan storage area enclosed by timber fencing.

Gated access leads to the side garden with gravel pathways, lawn and well stocked flowerbeds and borders providing a high degree of privacy.

The stunning rear garden is mainly paved with Indian sandstone with timber edging and gravelled flowerbeds and borders, together with outside lighting and water tap.

The focal point of the garden is a timber constructed gazebo, ideal for outdoor entertaining, with light and power. A timber garden shed and log store are also included.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# Floorplan



Approximate total area<sup>(1)</sup>

140.9 m<sup>2</sup>  
1516 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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