

Meadow Drive, Smalley, Ilkeston, Derbyshire. DE7 6PH

£340,000

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and spacious modern three-bedroom detached family home. Designed for contemporary living, the accommodation briefly comprises: an inviting entrance hall, cloakroom/WC, stylish kitchen/dining room, useful utility room and a generous living room.

To the first floor, a central landing provides access to three well-proportioned bedrooms and two bathrooms, including an en-suite to the principal bedroom. Occupying an enviable corner plot, the property boasts a larger than average garden for this house type, enhanced further by its elevated position which offers far-reaching views. Externally, a tarmac driveway to the side provides off-road parking for up to three vehicles, while the front elevation is complemented by a neatly maintained lawn.

## FEATURES

- Superb Modern Detached Home
- 3 Bedrooms & 2 Bathrooms
- Large Corner Plot Position
- Highly Regarded Location
- Ideal Family Home
- 3 Car Driveway
- En-Suite & Bathroom
- Viewing Advised
- COUNCIL TAX BAND D



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via a composite front door, the entrance hall features a wood floor covering, wall-mounted radiator, heating control panel, and staircase rising to the first-floor landing.

### Cloakroom/WC

Fitted with a WC and pedestal wash hand basin with tiled splashback, wall-mounted radiator, ceiling extractor fan, and wood floor covering.

### Living Room

A beautifully presented, light and airy room enjoying windows to the front and side elevations, along with French doors opening onto the rear garden. Additional features include wall-mounted radiators and a TV point.

### Kitchen/Diner

Appointed with a range of matching wall and base units with roll-top worksurfaces incorporating a one-and-a-half bowl stainless steel sink and mixer tap. Integrated appliances include a dishwasher, electric oven, gas hob with stainless steel splashback, and extractor canopy. There is space for a fridge/freezer, wood floor covering, wall-mounted radiator, and windows to the front, side, and rear elevations. An internal door leads to:

### Utility Room

Fitted with a continuation of the kitchen cupboards, additional worksurface, and under-counter space with plumbing for both a washing machine and tumble dryer. The gas-fired combination boiler is housed in a cupboard. With a wall-mounted radiator, wood floor covering, and composite door providing access to the rear garden.

### Landing

Accessed via the main entrance hall, with double glazed window to the rear elevation, wall-mounted radiator, and a useful linen storage cupboard.

### Bedroom 1

A double bedroom with double glazed window to the front elevation, wall-mounted radiator, and space for freestanding furniture. Internal door provides access to:

### En-Suite

Fitted with a modern three-piece white suite comprising WC, wall-mounted wash hand basin, and shower enclosure with mains-fed shower. Finished with wood-effect flooring, extractor fan, and obscured double glazed window.

### Bedroom 2

Double glazed window to the front elevation, wall-mounted radiator, and space for wardrobes.

### Bedroom 3

(Currently used as a study) with double glazed window to the rear elevation and wall-mounted radiator.

### Bathroom

Comprising a modern suite with WC, wall-mounted wash hand basin, and panelled bath with mains-fed shower over and glass screen. Finished with part-tiled walls, tiled floor, extractor fan, obscured double glazed window, and wall-mounted radiator.

### Outside

Occupying a generous corner plot, the front elevation features a neatly maintained lawn with paved pathway to the entrance door. To the side, a tarmac driveway provides off-road parking for up to three vehicles. The rear garden is larger than average, offering a spacious paved terrace, sleeper-edged L-shaped lawn with mature planted flowerbeds, and enclosed by timber fencing. There is gated side access and a timber storage shed.

### 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.







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