

Meadow Drive, Smalley, Derbyshire. DE7 6PH

£465,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and extensively upgraded executive detached family home positioned in a quiet residential area. The current owners have completely upgraded the house from top to bottom to include 'Karndean' floor coverings and top of the range kitchen and bathrooms. The village of Smalley, just 20 minutes from Derby City Centre, also within commuting distance of Nottingham and just seven miles from the M1. Situated just a ten minute walk from Shipley County Park and with an array of local amenities within close proximity, Smalley combines an exceptionally convenient location with countryside living appeal.

FEATURES

- Executive Detached Family Home
- Much Improved From Builders The Original Specification
- Beautifully Presented Throughout
- Stunning Open Plan Kitchen/Dining Room
- Countryside Views To Rear
- Off Street Position
- Driveway & Garage
- Still Under NHBC Guarantee
- Ideal Family Home
- COUNCIL TAX BAND E



ROOM DESCRIPTIONS

Location

A host of local amenities that include shops and schools that are located within easy reach of this property. As well as this, a range of walks and cycle routes are found in the popular Shipley Park. Ilkeston, Ripley and Belper town centres are found within an easily commutable distance, the city of Derby, provides a more extensive range of facilities with its ring road providing convenient access to major trunk roads, the motorway network and many other midland and northern centres.

Entrance Hall

4.07m x 1.16m (13' 4" x 3' 10") Entered via composite door from the front elevation into a spacious light and airy hallway with Karndean floor covering. Internal doors lead to a study, living room, cloakroom/WC and kitchen with carpeted staircase to 1st floor landing.

Study

2.00m x 2.07m (6' 7" x 6' 9") With the continuation of the Karndean floor covering from the entrance hallway, double glazed window to front elevation and wall mounted radiator.

Cloakroom/WC

1.14m x 2.05m (3' 9" x 6' 9") With low-level WC, pedestal wash hand basin with tiled splashback, luxury vinyl floor covering, wall mounted radiator, shelving and spotlights/extractor ceiling.

Living Room

5.42m x 3.39m (17' 9" x 11' 1") With double glazed bay window to the front elevation, two wall mounted radiators and TV point. The feature focal point of the room is a bespoke media wall with insert storage alcoves, mood lighting, Tv and modern remote controlled gas fire.

Stunning Open Plan Living Kitchen

3.89m x 7.15m (12' 9" x 23' 5") This wonderful light and airy space offers of a beautiful kitchen that comprises of a range of matching high gloss wall and base mounted units with quartz work surface incorporating a one and a half bowl sink, mixer taps and splashbacks. A number of appliances are integrated and include a induction hob with stainless steel extractor canopy over, electric oven, dishwasher and fridge/freezer. A beautiful mirror tiled floor covering and stunning six seater central island/dining table divides the kitchen and dining areas.

The beautiful dining area has the continuation of the mirror floor covering, wall mounted radiator, TV point, spotlights and double glazed French doors lead out onto the rear garden. The focal point of this room is a bespoke panelled wall and a useful storage cupboard can also be found.

Utility Room

1.67m x 2.07m (5' 6" x 6' 9") Located off the kitchen and having the continuation of the tiled floor of covering and kitchen units at work surface with feature hot water tap. Under counter space and plumbing for both washing machine and dryer, wall mounted cupboard housing the gas combination boiler, ceiling mounted spotlights and extractor fan and door to the side elevation.

First Floor Landing

2.10m x 4.49m (6' 11" x 14' 9") Accessed from the main entrance hallway with double glazed window to the side elevation, wall mounted radiator and loft access point.

Bedroom 1 (Master Suite)

3.23m x 3.64m (10' 7" x 11' 11") This beautiful master suite has double glazed window to front elevation, wall mounted radiator and feature bespoke panelled wall.

En-Suite

1.29m x 2.39m (4' 3" x 7' 10") Comprising of a three-piece modern suite to include WC, wall mounted wash hand basin with tiled splashback and shower enclosure with main fed shower and attachment. Extractor fan ceiling and tiled floor covering.

Bedroom 2

2.75m x 3.78m (9' 0" x 12' 5") Double glazed window to the rear elevation, wall mounted radiator.

Bedroom 3

With double glazed window to the rear aspect offering views over open countryside, wall mounted radiator and wood floor covering.

Bedroom 4

3.16m x 2.55m (10' 4" x 8' 4") Double glazed window to front elevation, wall mounted radiator, wood floor covering and useful storage alcove.

Luxury Family Bathroom

2.00m x 2.55m (6' 7" x 8' 4") Comprising of a four piece modern bathroom suite to include WC, panelled bath, pedestal wash hand basin and separate shower enclosure with main fed shower and attachment over. Part marble tiling to floor with contrasting tiled floor covering, double glazed obscured window, wall mounted extractor fan and radiator.

Outside

To the front elevation is a small area of lawn with inset paint pathway to the front elevation. The property is back from the road and offers a side driveway providing parking for two vehicles and a garage with up and over door lights and power. The rear garden has small pave patio area lawn and timber fence boundaries and clothes on all sides and provide views over open countryside.

Additional Information

The property is still under the NHBC guarantee.

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 & EPC

