

Church Close, Smalley, Derbyshire. DE7 6JX

£280,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented three-bedroom semi-detached home (originally four bedrooms), tucked away in a quiet cul-de-sac within the sought-after village of Smalley.

The location provides excellent transport links to Derby City, Heanor, Belper, and the surrounding villages, making it ideal for both families and commuters alike. An early internal viewing is strongly recommended to avoid disappointment.

The accommodation briefly comprises: an inviting entrance hall, guest cloakroom, useful under-stairs storage cupboard, a spacious living room, and an open-plan kitchen/dining area with views over the rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom. The impressive master bedroom features an en-suite shower room and was originally designed as two separate bedrooms, offering the flexibility to easily reinstate a fourth bedroom if desired.

FEATURES

- 3 Bedrooms (Originally 4)
- Highly Regarded Village Location
- En- Suite & Guest WC
- Quiet Cul De Sac Position
- No Chain
- Driveway & Attached Garage
- Larger Than Normal Private Garden
- Competitively Priced
- Council tax band C



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entered via a front entrance door into a light and welcoming reception area with tiled flooring, wall-mounted radiator, staircase to the first-floor landing, and internal doors providing access to the living room and kitchen/dining area.

Guest Cloakroom

Fitted with a low-level WC, wall-mounted wash hand basin, tiled flooring, extractor fan, recessed ceiling spotlighting, wall-mounted shelving, and a double-glazed obscured window to the front elevation.

Large Living Room

A spacious and comfortable living area featuring a double-glazed bay window to the front elevation, decorative coving, wall-mounted radiator, and TV point. The focal point of the room is a feature fireplace with a raised hearth. Double internal doors lead through to the kitchen/dining area.

Open Plan Kitchen/Dining Room

Kitchen Area

Fitted with a range of matching wall and base units with granite worksurfaces incorporating a moulded drainer and Belfast sink with mixer tap. Integrated appliances include an electric fan-assisted oven, convection microwave oven, five-ring gas hob with stainless steel extractor canopy over, dishwasher, and washing machine. The kitchen also benefits from a tiled floor, under-cupboard lighting, tiled splashbacks, decorative coving, ceiling spotlights, a double-glazed window to the rear elevation, and a useful understairs storage cupboard.

Dining Area

Open plan to both the kitchen and lounge, the dining area features a continuation of the tiled flooring, wall-mounted radiator, decorative coving, shelving, ceiling spotlights, and a breakfast bar seating area. Double-glazed French doors with adjoining windows open out onto the rear decking terrace, ideal for outdoor dining and entertaining.

First Floor

Landing

Accessed via the main entrance hallway, the landing provides access to all three bedrooms and the main bathroom.

Master Bedroom Suite (Originally 2 Bedrooms)

(Originally two bedrooms) A spacious principal bedroom with two double-glazed windows overlooking the rear garden, two wall-mounted radiators, TV point, ceiling spotlights, and a range of fitted wardrobes providing excellent storage and hanging space.

En-Suite

Fitted with a modern suite comprising a WC, wall-mounted wash hand basin, and large shower enclosure with mains-fed shower over. Finished with part-tiled walls, radiator, electric shaver point, shelving, ceiling spotlights, and extractor fan.

Bedroom 2

With double-glazed window to the front elevation and wall-mounted radiator.

Bedroom 3

With double-glazed window to the front elevation, wall-mounted radiator, and TV point.

Family Bathroom

Appointed with a modern three-piece suite comprising a WC, wall-mounted wash hand basin, and panelled bath with mains-fed shower and glass screen over. With part-tiled walls, tiled floor, wall-mounted radiator, ceiling spotlights, and extractor fan.

External

Outside

To the front elevation is a small, low-maintenance garden with an area of lawn and paved pathway leading to the front door. To the side of the property is a tarmac driveway providing off-road parking for one vehicle and access to the attached brick-built garage with up-and-over door, light, power, and pitched roof. To the side of the garage is a further area of lawn with mature planting providing privacy from neighbouring properties. The generously sized rear garden enjoys a larger-than-average plot with a timber decking terrace—ideal for outdoor entertaining—security lighting, a large lawn, and well-established fenced and planted boundaries. Gated access is provided to the side elevation along with a rear personnel door to the garage.

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

