

Main Road, Smalley. DE7 6DS

£450,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully renovated and deceptively spacious detached bungalow, located in a highly sought-after village setting and enjoying far-reaching countryside views to the rear. The property has been thoughtfully updated throughout, offering a stylish and practical layout that's perfect for modern living.

The accommodation comprises a striking open-plan living kitchen, ideal for both everyday use and entertaining, along with an extended living room that includes a useful study area. A garden room to the rear provides a relaxing space to enjoy the views in all seasons. There are two generously sized double bedrooms, with the master benefiting from a dedicated dressing area, and a large, contemporary bathroom suite completes the interior.

Externally, the bungalow is set well back from the road, with a wide tiled driveway offering off-road parking for three to four vehicles. The frontage is neatly maintained, with a lawned garden enclosed by timber fencing. To the rear, the landscaped garden is a real highlight, featuring a slightly elevated paved terrace perfect for outdoor dining, a well-tended lawn, and a useful lock-store shed, all enclosed within timber fencing and backing onto open countryside.

This exceptional home is likely to appeal to those looking to downsize without compromising on space, style, or outlook. Early internal inspection is strongly advised to fully appreciate all that this superb property has to offer.

## FEATURES

- Extended Detached Bungalow
- 3 Bedrooms
- Living Room Plus Study Area
- Superb Open Kitchen/Dining Room
- Garden Room
- Beautiful Views To The Rear
- Large Driveway
- Landscaped Gardens
- Highly Regarded Village Location
- COUNCIL TAX BAND D



## ROOM DESCRIPTIONS

### Location

Smalley is a charming village in Derbyshire that offers a peaceful and friendly community atmosphere. Surrounded by beautiful countryside, it provides an ideal setting for those who appreciate rural living while still benefiting from easy access to nearby towns such as Derby and Ripley. The village features a range of local amenities including shops, pubs, and well-regarded schools, making it popular with families and professionals alike. With excellent road links and public transport options, Smalley combines the tranquility of village life with convenient connections to the wider area.

### Accommodation

#### Open Entrance Hall

Entered via a composite door to the front elevation, this open-plan entrance hallway features a side-facing window, tiled flooring, and a modern wall-mounted vertical radiator.

#### Superb Open Plan Living Kitchen

The superbly appointed, light and airy kitchen features a range of matching wall and base units incorporating an enamel single sink and drainer with mixer tap and complementary splashback areas. A breakfast bar with storage beneath also provides useful undercounter seating space. Integrated appliances include an induction hob with mirrored tile splashback and modern extractor above, double electric oven, fridge/freezer and washing machine. The room is finished with a ceramic tiled floor, wall-mounted vertical radiator, pitched roof with Velux skylight and further windows to the front elevation, creating a bright and welcoming space.

#### Living Room

With wood floor covering, TV point, and wall-mounted scaffold board shelving. A double-glazed window overlooks the rear elevation, while internal doors open into the garden room. The focal point of the room is a cast-iron log burner set within a feature chimney, positioned on a raised slate hearth. A further door opening leads to:-

#### Study Area

Featuring the continuation of the flooring from the living room, a double glazed window to the rear elevation and a wall mounted radiator.

#### Garden Room

Located to the rear of the property and constructed with a brick base and UPVC units. The room features tiled floor covering, wall mounted radiator and internal sliding UPVC door providing access to the living room.

#### Inner Hallway

Accessed from the kitchen, with the continuation of the tiled floor covering. Internal oak doors lead to all bedrooms and the bathroom, with a useful storage cupboard and ceiling-mounted loft access point.

### Bathroom

Comprising a modern three-piece shower suite including WC, vanity unit, and shower enclosure with feature rainfall head. Part-tiled walls, double glazed obscured window to the front elevation, wood-effect tiled flooring, wall-mounted scaffold board shelving, and chrome heated towel rail.

#### Bedroom 1

Featuring a double glazed window to the front elevation, wood-effect flooring, a wall-mounted modern vertical radiator, and ample space for wardrobes.

#### Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator, wood floor covering.

#### Bedroom 3

Double glazed window to the rear elevation and wall mounted radiator.

### Outside

To the front elevation is a large tarmac driveway providing parking for 3 to 4 vehicles. The well-maintained lawn is complemented by stocked flower beds and borders, all enclosed by timber fencing with gated access to the street.

The beautifully landscaped rear garden features a raised entertaining terrace with stunning views over rolling countryside. There is an outside lockable store and shed, along with a well-kept lawn and thoughtfully stocked flower beds and borders, fully enclosed by timber fencing. Additional features include water butts, exterior lighting, and a side access pathway.

### Disclaimer

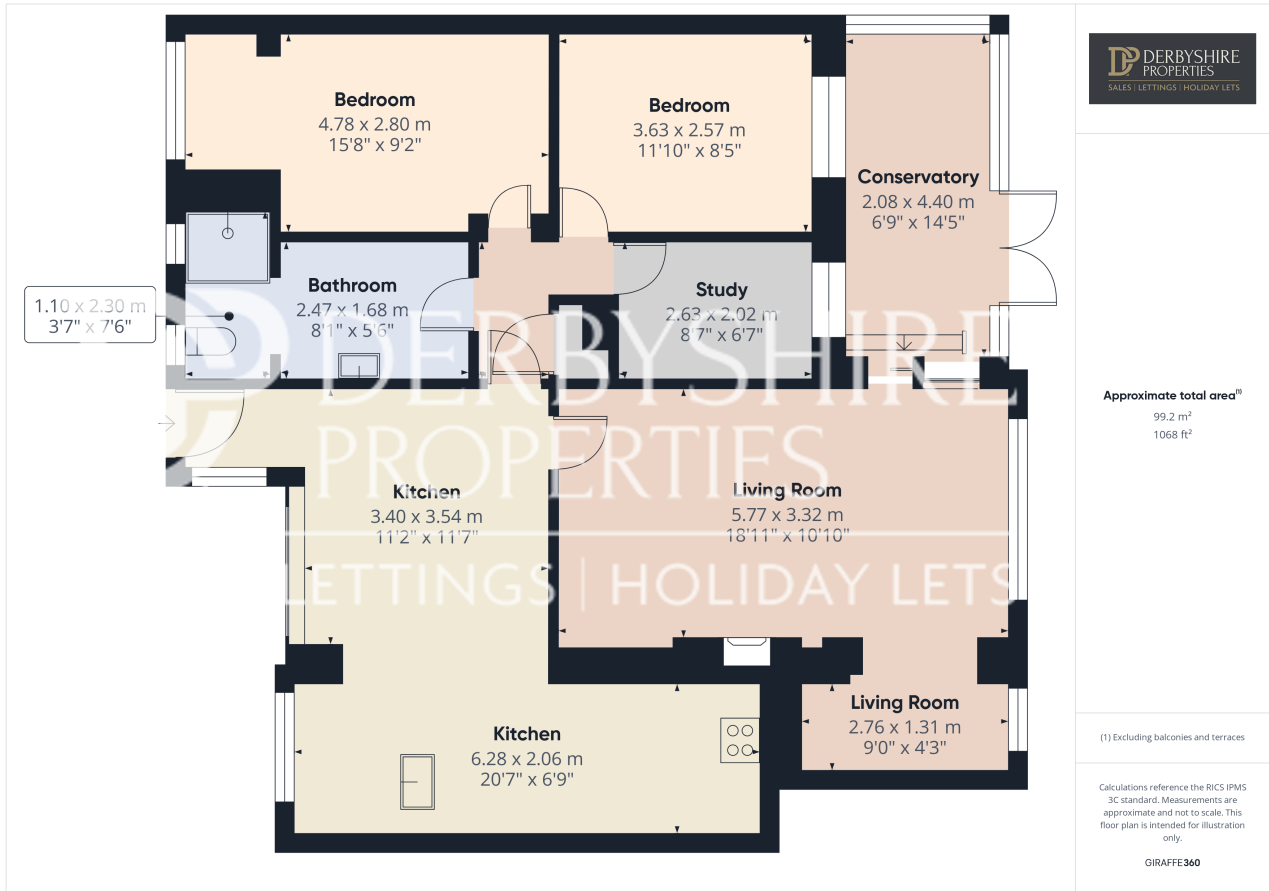
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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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## FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		