

Heanor Road, Smalley, Derbyshire.

£545,000 Freehold

FOR SALE

 DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -



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PROPERTY DESCRIPTION

A Detached house which has been sympathetically extended by the current owners to provide versatile and spacious accommodation.

Accommodation comprises an Entrance Hall, open plan 'L' Shaped Dining Kitchen and a separate Lounge, both with Bi Fold doors leading to the rear garden and patio. A Living Room(or Bedroom Four), Office (or Bedroom Five) and a bathroom on the ground floor. To the first floor are three further Double bedrooms(master with Dressing Room and En Suite) and a family shower room.

A driveway provides off road parking for several vehicles behind secure, electric gates and leads to a single Garage. The rear enclosed garden comprises an extensive paved patio with lawned garden beyond and open countryside views.

Easy access to Derby, Nottingham and connection to the A38 and A52. An internal inspection is recommended to appreciate decor, presentation and space.

FEATURES

- Superbly Presented Detached House
- Versatile And Spacious Accommodation
- Entrance Hall And Ground Floor Bathroom
- 'L' Shaped Dining Kitchen With Bi Fold Doors
- Lounge With Bi Fold Doors To Garden
- Living Room And Office/Bedrooms 4 & 5
- Three Double Bedrooms To First Floor
- En Suite And Dressing Room To Bedroom One
- Family Bathroom
- Delightful Rear Garden And Patio With Views



ROOM DESCRIPTIONS

Entrance Hallway

Having a UPVC double glazed entrance door, a solid wood floor and access is provided to all ground floor rooms and a hand crafted timber and glass staircase rises to the first floor. An internal door provides access to the Garage.

Office /Bedroom Five

11'11" x 11'10" (3.66m x 3.62m)

Having a double glazed bay window to the front elevation and a solid wood flooring. Currently used as an office but would also be a Double Bedroom if necessary

Living Room

14'0" x 11'10" (4.27m x 3.61m)

Having a double glazed bay window to the front elevation and a double glazed window to the side elevation. There is a feature fireplace housing a living flame gas fire.

This multi-functional room is currently being used as a Living Room room / snug but would make a great ground floor double bedroom.

Dining Kitchen

24'2" x 11'9" (7.38m x 3.60m) plus 9'6" x 6'6"

An 'L' Shaped room. The Kitchen area is comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complimentary granite work top over incorporating a sink /drainer with mixer tap over. Integrated appliances include a double electric oven and grill, electric hob with extractor hood and splash back. There is a washing machine and fridge/freezer. Having tiled flooring throughout the kitchen and dining area which also has part underfloor heating, a radiator and double glazed, full height bi-folding doors to the rear providing access to and views of the garden and countryside beyond. There is an additional double glazed window to the side elevation. Access is provided to the Lounge via internal glass panel double doors.

Downstairs Bathroom

8'5" x 8'4" (2.57m x 2.56m)

Partly tiled and having a four piece suite with corner jacuzzi bath, shower cubicle, low level w.c, wash hand basin with splashback and a heated towel rail.

Lounge

22'5" x 15'8" (6.85m x 4.79m)

Having double glazed bi-folding doors to the rear elevation which provide excellent views of the patio, garden and countryside beyond. There is a solid wood flooring with underfloor heating and access into the hall way via internal glass panel door.

First Floor

Landing

An open landing having hand crafted glass and timber staircase, radiator and double glazed skylight to the rear elevation. Offering access to three double bedrooms and a shower room.

Bedroom One

17'2" x 13'11" (5.24m x 4.25m)

A Master Suite with a radiator and far reaching open field views from the double glazed window to the rear elevation. Also offering access to the en-suite and walk-in wardrobe

En-Suite

12'1" x 6'10" (3.69m x 2.11m)

Partly tiled three piece suite having a shower cubicle, low level w.c, wash hand basin with splashback, tiled flooring and wall mounted heated towel rail. Double glazed frosted window to the side elevation

Walk In Wardrobe

9'1" x 7'9" (2.78m x 2.37m)

Offering a selection of fitted and free standing wardrobes as well as additional storage. Concealed LED lighting. Loft access.

Bedroom Two

13'8" x 11'3" (4.17m x 3.43m)

Having fitted wardrobes which provide excellent hanging and storage space, a wall mounted radiator and a double glazed bay window to the front elevation.

Bedroom Three

12'0" x 7'8" (3.67m x 2.35m)

Having double glazed bay window to the front elevation, carpet flooring and wall mounted radiator.

Bathroom

11'2" x 6'10" (3.42m x 2.09m)

Appointed with a modern suite which is partly tiled and comprises a shower cubicle, low level w.c, wash hand basin with splash back, a wall mounted heated towel rail, tiled flooring and a double glazed skylight.

Outside

To the front of the property double electric security gates provide access to an extensive driveway providing off road parking for several cars. This leads to a Single Garage (19'5" x 10'4") which has light, power and an internal door.

To the rear there is an extensive paved patio which is perfect for Al Fresco dining and leads on to a lawned garden with well stocked borders to the surround over looking open fields. The garden offers privacy and security with secure borders around which also makes the property pet friendly, There is a side access gate, wooden garden tool store.

Council Tax

We understand that the property currently falls within council tax band D, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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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