



£240,000

Heanor Road, Smalley DE7 6DX

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Viewing Advised
- Private, low-maintenance rear garden with mature planting with views beyond
- Beautifully presented three-bedroom semi-detached home
- Stunning far-reaching countryside views
- Modern Kitchen/Diner
- Excellent location between Smalley and Heanor, close to schools and amenities
- Superb timber outbuilding – perfect for a home office or studio
- Bright and airy living room with modern decor throughout
- COUNCIL TAX BAND A

Property Description

An excellent opportunity to acquire this spacious three-bedroom semi-detached home, boasting stunning far-reaching views and generous living accommodation throughout.

Main Particulars

Derbyshire Properties are thrilled to welcome to the market this beautifully presented and generously sized three-bedroom semi-detached home, offering breathtaking far-reaching countryside views.

Tucked between the charming village of Smalley and the vibrant town of Heanor, this property enjoys the best of both worlds – peaceful surroundings with excellent access to local schools, shops, and other amenities. The accommodation is both stylish and practical, briefly comprising: a welcoming entrance porch and hallway, a spacious and light-filled living room, and a modern kitchen/diner perfect for family meals or entertaining guests. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a sleek, contemporary family bathroom.

Outside, the front garden is attractively landscaped and set below the main road, creating a natural buffer from traffic noise. To the rear, a private and low-maintenance garden provides an ideal space to relax, with gravelled areas and mature planting offering year-round appeal. One of the standout features is the superb timber outbuilding—perfect for a home office, studio, or simply enjoying the uninterrupted countryside views.

Whether you're a growing family or a first-time buyer looking for something extra special, this home offers space, style, and scenery in equal measure. Early viewing is strongly advised to fully appreciate what's on offer.

Ground Floor

Entrance Hall

Entered via a composite door from the entrance porch into a light and airy hallway with staircase rising to the first floor and a useful under-stairs storage alcove. The hallway benefits from a double glazed window to the side elevation, wall mounted radiator, and ceiling spotlights.

Living Room

Featuring a large double glazed bay window to the front elevation, wall mounted radiator and TV point. The focal point of the room is the chimney recess with an inset portable electric fire complete with remote control.

Kitchen/Diner

Kitchen Area – fitted with a range of wall and base mounted units complemented by a modern flat-edged work surface incorporating a one and a half bowl sink and drainer unit with mixer tap. There is under-counter space and plumbing for an automatic washing machine, space for a fridge/freezer and a bespoke freestanding stainless steel gas range with extractor hood over. Additional features include under-cupboard lighting, tiled flooring, ceiling spotlights and a double glazed window.

Dining Area – continuing with the tiled flooring from the kitchen, having a wall mounted radiator, double glazed UPVC French doors opening onto the rear garden and a further window to the side elevation. A useful utility cupboard is also located between the kitchen and entrance hall.

First Floor

Landing

Accessed from the main entrance hallway, with a double glazed window to the side elevation, ceiling mounted loft access point and inset spotlighting.

Bedroom 1

With double glazed window to the rear elevation enjoying beautiful elevated views across rolling countryside. Wall mounted radiator and range of fitted wardrobes that provide useful storage and hanging space.

Bedroom 2

With double glazed window to the front elevation, wall mounted radiator and space for wardrobes.

Bedroom 3

Double glazed window to the front elevation, wall mounted radiator and useful storage cupboard located over stairwell.

Bathroom

Comprising a modern three-piece white suite to include an encased WC with side cabinet drawers, and a vanity unit with inset sink. A wood-panelled bath with centrally mounted hot and cold taps is complemented by a wall-mounted electric shower with attachment and glass screen. Additional features include a double glazed obscured window to the rear elevation, tiled floor covering, wall-mounted chrome heated towel rail and ceiling-mounted extractor fan.

External

Outside

The property enjoys both front and rear gardens, attractively landscaped for ease of maintenance. The front garden, set down from the road, features a gravelled planting area, paved pathway, and well-tended flowerbeds. A paved side pathway with timber gate provides access to the rear garden.

The rear garden takes full advantage of the elevated position, offering stunning countryside views from a variety of vantage points and seating areas. Immediately outside the kitchen are two raised decking areas with steps leading down to a low-maintenance gravel garden bordered by neatly stocked flowerbeds. At the far end of the garden is a further decked terrace, perfect for outdoor entertaining, positioned alongside a timber summerhouse complete with light and power. The garden is fully enclosed by timber fencing and benefits from outside lighting and a water tap.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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