



£475,000

Heanor Road, Smalley DE7 6DX

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- No Upward Chain
- Extended Detached Family Home
- 4 Bedrooms, En-Suite & Dressing Room
- Landscaped Gardens With Beautiful Views
- Large Living Spaces
- Good Broadband Speeds of 114
- Sun Room, Guest Cloakroom & Utility
- Ideal Family Purchase
- Large Driveway, Car Port & Attached Garage
- Viewing Advised
- Council Tax Band F

Property Description

New to the market is this spacious and extended four bed detached family home, occupying a generous and mature plot with open rural views to the rear elevation.

Main Particulars

Derbyshire Properties are delighted to offer for sale this substantial detached residence, owned by the current vendors for many years and significantly renovated and extended to create exceptional and versatile living accommodation, ideally suited to modern family life.

The property offers a generous range of reception spaces and briefly comprises: entrance porch, welcoming hallway, large living room, sitting room, dining room, kitchen/breakfast room, sunroom, utility room, and guest cloakroom/WC.

To the first floor, a spacious landing leads to four well-proportioned bedrooms and a family bathroom, with the principal bedroom further benefitting from a dressing room and en-suite bathroom.

Occupying a sizeable and well-established plot, the property is surrounded by beautifully landscaped gardens providing a high degree of privacy. The rear elevation enjoys stunning, uninterrupted countryside views across open farmland, while to the front there is a large driveway offering parking for numerous vehicles, together with a garage and carport.

Ground Floor

Entrance Porch

Constructed with a brick base and UPVC glazing, with an external door to the front elevation. Internal doors provide access to the main entrance hallway and the attached garage.

Entrance Hall

Accessed via the entrance porch and featuring a carpeted staircase rising to the first floor, wall-mounted radiator and decorative coving.

Guest Cloakroom

Comprising a low-level WC, slimline modern vanity unit, obscured window to the side elevation and vinyl floor covering.

Living Room

A generous and light-filled reception room benefitting from dual-aspect windows to both front and rear elevations. Features include wall-mounted radiators, decorative coving, TV point and ambient wall lighting. The focal point is an inglenook-style fireplace housing an inset fire, set upon a raised tiled hearth.

Sitting Room

With a triple-glazed window to the front elevation and sliding patio doors opening onto the rear garden, providing excellent natural light and garden views. Decorative coving, wall-mounted radiators, TV point and feature wall lighting. The focal point is a modern HETAS approved log burner Jet stream fire with granite surround and raised hearth which part of this was originally part of the old London Bridge. Obscured glazed internal doors lead through to:

Dining Room

Featuring a double-glazed window to the rear elevation, decorative coving, wall-mounted radiator and internal doors providing access to both the entrance hallway and kitchen.

Kitchen/Breakfast Room

A modern and well-appointed breakfast kitchen fitted with a comprehensive range of wall and base units with roll-top work surfaces, incorporating a 1½ bowl sink with mixer tap and tiled splashbacks. Integrated appliances include a dishwasher, five-ring gas hob with stainless-steel extractor canopy, AEG fan-assisted electric oven, AEG microwave, fridge and freezer. Finished with Karndean wood-effect flooring, under-unit lighting, ceiling spotlights and a double-glazed window to the rear elevation. A central breakfast bar provides seating for four people. An internal door leads to:

Sun Room

Constructed with a brick base and UPVC glazing, with windows and a door overlooking the rear garden. Wood-effect flooring and decorative wall lighting.

Utility Room

Located off the kitchen and providing space and plumbing for is set up for a washer-dryer and would require additional venting for a tumble dryer and shelving providing additional storage.

First Floor

Landing

A bright and airy gallery landing with a large window to the front elevation, offering space suitable for a study or reading area.

Bedroom 1

Bedroom One

With double-glazed window overlooking the rear garden and countryside beyond. Features include wall-mounted radiator, decorative coving and a range of fitted bedroom furniture providing ample storage. Doorway leading to:

Dressing Room

With Velux roof window to the rear, fitted wardrobes with mirrored sliding doors, storage within the eaves and wall-mounted radiator. Door leading to:

En-Suite Bathroom

Comprising a three-piece suite including WC, pedestal wash hand basin and corner spa bath with wall-mounted electric shower and attachment. Fully tiled walls, vinyl floor covering, obscured Velux window and wall-mounted radiator.

Bedroom 2

With double-glazed window to the rear elevation, decorative coving, wall-mounted radiator and fitted wardrobes with dressing table.

Bedroom 3

Featuring a double-glazed window to the rear elevation, wall-mounted radiator and fitted storage cupboards.

Bedroom 4/Study

Currently utilised as a study, with double-glazed window to the front elevation, wall-mounted radiator and decorative coving.

Family Bathroom

Comprising a three-piece suite including an encased WC, vanity unit with storage, panelled bath with electric shower and glass shower screen. Part-tiled walls, obscured double-glazed window, chrome heated towel rail, vinyl flooring, ceiling spotlights and extractor fan.

External

Outside

The property occupies a superb, well-proportioned plot that has matured beautifully over time. To the front elevation, a large turning driveway provides parking for multiple vehicles, along with a carport and garage.

The rear garden is a particular highlight, offering a high level of privacy and enclosed by brick walls, hedgerows and on the northeast side is topped by a couple of fence panels. Professionally landscaped, it features a paved patio area, two lawned sections, and well-stocked flowerbeds and borders with a variety of established plants and shrubs. Additional features include outside lighting and an external water tap.

Additional

The property is covered by an ADT alarm system which is connected by VOIP, also offering a full fibre to premises high speed broadband.

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.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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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