



£300,000

Yew Tree Close, Smalley DE7 6PX

Detached House | 3 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- No Chain Involved
- Superb Detached Family Home
- 3 Bedrooms
- Beautiful Kitchen/Diner
- Guest Cloakroom & Utility
- Driveway & Garage
- Quiet Modern Housing Estate
- Viewing an Absolute Must
- Council Tax Band C

Property Description

An opportunity to acquire this superbly presented modern three-bedroom detached residence, situated within a quiet residential area of the highly regarded village of Smalley.

Main Particulars

Derbyshire Properties are delighted to bring to the market this beautifully presented modern three-bedroom detached home, offering stylish and versatile accommodation ideal for a variety of buyers, including first-time purchasers, growing families and those seeking to downsize. The property has been well maintained throughout and an early internal viewing is strongly recommended to fully appreciate the quality of accommodation on offer.

In brief, the ground floor comprises a welcoming entrance hallway, a spacious living room, a modern open-plan kitchen/diner, a rear hallway with useful utility space and a downstairs guest WC.

To the first floor, the landing leads to three well-proportioned bedrooms, a contemporary family bathroom and an en-suite shower room serving the principal bedroom.

Externally, the property enjoys both front and rear gardens, together with a driveway providing off-road parking and access to a garage.

Entrance Hallway

Entered via a composite door to the front elevation, this light and airy reception space features wood-effect flooring, a wall-mounted alarm control panel and thermostat, a modern vertical radiator, and a carpeted staircase providing access to the first-floor landing.

Kitchen/Diner

Fitted with a range of wall and base-mounted shaker-style units with modern flat-edged work surfaces incorporating a one-and-a-half bowl sink and drainer with splashback tiling. Integrated high-quality appliances include an AEG oven, five-ring gas hob with stainless steel extractor canopy, dishwasher, and fridge/freezer. Additional features include wood-effect flooring, under-cupboard lighting, double-glazed windows to the front and side elevations, and a useful large storage cupboard.

Guest Cloakroom

Comprising a low-level WC, pedestal wash hand basin, wall-mounted radiator, wood-effect flooring, spotlighting to the ceiling, extractor fan, and a double-glazed obscured window.

Utility/Rear Hallway

With a continuation of the kitchen units and work surface, under-counter space and plumbing for a washing machine, wall-mounted gas combination boiler, wood-effect flooring, and radiator.

Living Room

A bright dual-aspect reception room featuring a window to the front elevation and double doors opening out. The room benefits from a newly installed air-conditioning unit, carpeted flooring, TV point, and an attractive decorative panelled feature wall.

First Floor

Landing

Accessed via the main staircase, featuring a modern wall-mounted radiator, double-glazed window to the rear elevation, and loft access point with pull-down ladder.

Bedroom 1

With a double-glazed window to the front elevation, modern wall-mounted radiator, air-conditioning unit, fitted wardrobes providing ample hanging and storage space, TV point, and internal door leading to:

En-Suite

Comprising a modern three-piece suite including WC, vanity unit, and a large shower enclosure with mains-fed shower and waterfall shower head. Finished with part-tiled walls, wood-effect flooring, heated towel rail, and a double-glazed obscured window.

Bedroom 2

With a double-glazed window to the front elevation, wall-mounted radiator, and useful storage recess.

Bedroom 3

Featuring a double-glazed window to the rear elevation, wall-mounted radiator, and space for bedroom furniture.

Bathroom

Fitted with a modern three-piece suite comprising WC, vanity unit, and panelled bath with wall-mounted electric shower and glass shower screen. Complementary part-tiling to walls, spotlighting, extractor fan, double-glazed obscured window, and chrome heated towel rail.

External

Outside

Externally, the property enjoys both front and rear gardens, together with a driveway providing off-road parking and access to a 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(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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