



£575,000

St Johns Road, Smalley DE7 6EG

Detached Bungalow | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Executive Detached Bungalow
- 3 Bedrooms & 2 Bathrooms
- Double Width Drive, Double Integral Garage & Caravan Storage
- Superbly Presented Throughout
- Spacious Open Plan Living Spaces
- Stunning Landscaped Private Gardens
- Private Corner Plot Position
- Open Plan Living Kitchen
- Large L-Shaped Lounge
- View Essential!

Property Description

New to the market is this beautifully presented and extended detached bungalow located in the highly regarded village of Smalley.

Main Particulars

Derbyshire Properties are delighted to present for sale this extensive detached bungalow situated within the heart of Smalley village, a lovely quiet residential location, close to local amenities, transport links and green spaces. The property has undergone significant renovation, improvement and extensions, creating a superb and tranquil living environment.

Occupying a corner plot position, the property benefits from low maintenance, private landscaped wrap-around gardens. The large driveway and double garage offers ample parking space, including room for a large caravan/motorhome, a unique and sought-after feature.

An early internal inspection is highly recommended to avoid disappointment.

Reception Hall

Entered via a composite door from the front elevation into this light and welcoming reception space with wall mounted radiator, wood flooring, ceiling mounted loft access point and internal oak doors leading to further rooms.

Large L-Shaped Lounge

Featuring continuation of the wood flooring from the entrance hall, large double glazed window to the front elevation, TV point and wall mounted radiators. The focal point of the room is an Aga cast-iron multi-fuel burner set against an exposed brick backdrop with raised timber lintel.

Study

Accessed via double internal doors from the lounge area. Having wood flooring, double glazed windows to the front and side elevations, wall mounted radiator and TV point.

Utility/Boot Room

Fitted with a range of wall and base mounted units with modern flat edged work surfaces incorporating a stainless steel sink and drainer unit with mixer tap and complementary splashback tiling. Under cupboard lighting, under counter space and plumbing for washing machine and tumble dryer, tiled floor covering, ceiling spotlights, extractor fan and loft access point. Composite door with adjoining double glazed window to the rear elevation and useful floor-to-ceiling coat and boot storage cupboards.

Superb Kitchen/Diner

This superbly presented open plan kitchen diner comprises a range of matching wall and base mounted units with modern flat edged work surfaces incorporating a one and a half bowl sink unit with mixer tap and tiled splashbacks. The kitchen offers numerous integrated appliances including wine cooler, double Neff oven and induction hob. Space and plumbing for an American style fridge freezer, wall mounted radiator, ceiling spotlights and double glazed window to the side elevation. Bifold doors provide access onto the superb rear garden.

Main Bathroom

This beautifully appointed and stylish five piece bathroom comprises low level WC, bidet, vanity unit and large shower enclosure with mains fed shower and glass screen. The focal point of the room is a modern freestanding bathtub with stainless steel freestanding tap and shower attachment. Porcelain tiled floor, wall mounted electric shaver point, ceiling spotlights, extractor fan, chrome heated towel rail and double glazed obscured window.

Bedroom 1

A wonderful master suite located to the rear of the property with wall mounted radiator and space for wardrobes. The focal point of the room is folding doors opening onto the superb rear garden.

Bedroom 2

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

En-Suite Shower Room

Beautifully appointed en-suite echoing the main bathroom, comprising WC, pedestal wash hand basin and large shower enclosure with mains fed shower and glass screen. Porcelain tiled floor and walls, modern vertical radiator, wall mounted electric shaver point and double glazed obscured window.

Bedroom 3

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

Outside

The property occupies a private corner plot position with manicured gardens and hedgerow boundaries providing privacy on all sides.

To the front elevation is a beautifully constructed contrasting paved patio with decorative gravel borders, lawn, hedgerow boundaries and outside lighting. A superb block paved driveway provides parking for 2-3 vehicles and leads to a double integral garage with electric roller door. To the side is a caravan storage area enclosed by timber fencing.

Gated access leads to the side garden with gravel pathways, lawn and well stocked flowerbeds and borders providing a high degree of privacy.

The stunning rear garden is mainly paved with Indian sandstone with timber edging and gravelled flowerbeds and borders, together with outside lighting and water tap.

The focal point of the garden is a timber constructed gazebo, ideal for outdoor entertaining, with light and power. A timber garden shed and log store are also included.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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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		
(69-80) C	72	78
(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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