



£650,000

The Grange, Smalley DE7 6JZ

Detached Bungalow | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- A Superbly Presented Executive Detached Bungalow
- Envious Cul De Sac Location
- Master Bedroom With Modern Ensuite Shower Room
- Three Further Bedrooms And Family Bathroom
- Driveway For Several Vehicles And A Double Garage
- Fabulous Plot With Gardens To Front, Side And Rear
- Stunning Open Plan Living Kitchen
- Popular and Convenient Location

## Property Description

Derbyshire Properties offer a rare opportunity to purchase a spacious, immaculately presented, Executive detached Bungalow located on an enviable Cul de Sac within the sought after village of Smalley. Viewing essential to appreciate the quality build, generous accommodation and superb plot.

## Main Particulars

Nestled within the highly desirable cul-de-sac of The Grange, Smalley, this superb detached bungalow offers an exceptional blend of modern living and generous space. Built in 1990 and thoughtfully upgraded in recent years, the property combines contemporary style with a warm and welcoming feel.

The accommodation is both versatile and spacious, featuring two well-appointed reception rooms ideal for both relaxation and entertaining. There are four generously proportioned bedrooms, including a well-designed principal bedroom with en-suite, alongside a stylish family bathroom, providing both comfort and practicality for modern family life.

At the heart of the home lies an impressive open plan living, dining kitchen, comprehensively fitted with high-quality units, integrated appliances, and a central island. This stunning space flows seamlessly into a delightful sitting area, with bi-fold doors opening onto the rear garden—perfect for entertaining and indoor-outdoor living. In addition, a separate lounge with a feature fireplace offers a cosy retreat.

Occupying a substantial plot of approximately one-third of an acre, the property enjoys beautifully maintained gardens, offering ample space for outdoor living, gardening, or family activities. A large driveway provides off-road parking for multiple vehicles and leads to a double garage, ensuring excellent practicality.

Situated in a sought-after residential location, the property benefits from a peaceful setting while remaining conveniently close to local amenities and transport links. The property is located within the highly desirable village of Smalley which has a village school, pub, recreational facilities including a Cricket Club and Tennis Club and is conveniently positioned for easy access to Derby, Nottingham, connection with A38, A52 and M1.

This is a rare opportunity to acquire a spacious and well-presented bungalow in a prime position—ideal for families or those seeking a high-quality single-storey home.

### Entrance Hall

Having a UPVC double glazed door with leaded glass insert and two UPVC double glazed leaded glass windows to the surround. There are an additional two, UPVC double glazed leaded glass windows to the front, two central heating radiators, a built-in airing cupboard and access is provided to the roof space which has a pull-down ladder, light and power. The attic provides excellent storage and is part boarded.

### Cloakroom/WC

(Formally a WC / Cloakroom) With pedestal wash handbasin and there is plumbing for a WC. Having a central heating radiator and a double glazed window.

### Living Room

6.23m x 3.6m (20' 5" x 11' 10") The room features an elegant Adam-style fireplace with a marble hearth and surround, housing a living flame gas fire. It is enhanced by decorative plasterwork, a central heating radiator, and a UPVC double-glazed leaded glass window offering views over the rear garden.

### Open Plan Living / Dining Kitchen

5.99m x 3.61m (19' 8" x 11' 10") The kitchen is thoughtfully designed with a variety of high-quality base cupboards, drawers, and eye-level units, all topped with a matching granite work surface. It features a ceramic one-and-a-half bowl sink with a mixer tap. Integrated appliances include a Bosch double oven and microwave, a Bosch induction hob with an extractor hood and light, as well as an integrated refrigerator, freezer, dishwasher, and washing machine.

A bespoke central island with a breakfast bar provides additional storage with cupboards and drawers underneath, complemented by a granite countertop and overhead lighting. The space benefits from UPVC double-glazed leaded glass windows to both the rear and side, with a side door offering convenient access. Additional features include a central heating radiator, luxury wood-effect vinyl flooring, and inset ceiling spotlights.

#### Sitting Area

3.28m x 2.85m (10' 9" x 9' 4") The kitchen and dining space flows seamlessly into a charming sitting area, featuring UPVC double-glazed windows to the side and rear. A central heating radiator is included, and the luxury wood-effect vinyl flooring continues throughout. Double-glazed bi-fold doors open onto, and provide views of, the rear garden.

#### Master Bedroom

4.34m x 3.27m (14' 3" x 10' 9") Appointed with a range of fitted bedroom furniture comprising wardrobes, drawers, bedside drawers and a dressing table all of which provide excellent hanging and storage space. Having a UPVC double glazed window to the side and rear and a central heating radiator.

#### En Suite

Appointed with a three-piece modern white suite comprising a vanity wash handbasin with useful cupboard storage beneath, a corner shower cubicle with electric shower over and sliding glass shower doors and a low flush WC. Having full tiling to the walls, a wall mounted heated towel rail, an extractor fan, inset spotlighting and a UPVC double glazed window to the rear.

#### Bedroom Two

3.14m x 3.11m (10' 4" x 10' 2") Having a central radiator and a UPVC double glazed leaded glass window to the front.

#### Bedroom Three

3.13m x 2.75m (10' 3" x 9' 0") Appointed with a range of fitted bedroom furniture comprising wardrobes, overhead cupboards and a dressing table/desk. There is a central heating radiator and a UPVC double glazed leaded glass window to the side.

#### Bedroom Four/Office

3.37m x 3.11m (11' 1" x 10' 2") Having a central heating radiator and a UPVC double glazed leaded glass window to the front.

#### Family bathroom

2.55m x 2.11m (8' 4" x 6' 11") The bathroom is fitted with a modern three-piece suite, including a wall-mounted double sink set within a vanity unit with convenient storage underneath, a P-shaped bath with a glass shower screen and mains-fed shower, and a low-flush WC. Feature splashback panels complement the walls, while the wood-effect luxury vinyl flooring adds a stylish touch. Additional features include a contemporary chrome heated towel rail, a wall-mounted mirror with inset lighting,

and an electric shaver point. The room is completed with a UPVC double-glazed window and an extractor fan.

## External

### OUTSIDE

The property is situated on a generous garden plot of approximately one third of an acre and is nicely set back from the road with a substantial lawned frontage with inset ornamental shrubs and flowering plants to the borders. A path provides access to the front of the house where there is a feature porch with outside power and lights.

To the side of the house there is an extensive driveway providing off-road parking for several vehicles and leading to a double garage.

To the side of the property, a pathway provides access to a paved patio and extends to the rear which has a path leading to an additional paved patio which is accessed via the bi-fold doors from the open plan living dining kitchen. Steps lead to an extensive lawned garden which is well stocked to the borders with a variety of shrubs and flowering plants. There is an additional paved and gravelled patio to the far side of the bungalow which enjoys open views. The lawn then extends to the far side of the bungalow.

## Garage

With an up and over door, light, power, a wall mounted boiler (serving domestic hot water and central heating system) and having double glazed windows to the front.

## Additional Information

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.
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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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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