



£475,000

Main Road, Smalley DE7 6EF

Detached House | 3 Bedrooms | 2 Bathrooms

01773 832355

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Step Inside

Key Features

- 3-bedroom home with flexible/additional ground-floor accommodation
- Flexible Living Accommodation
- Ground floor bedroom & shower room
- Potential Annex Accommodation
- Versatile & Spacious Accommodation Throughout
- Extended Living Room & Kitchen/Dining Room
- Parking & Integral Garage
- Ideal for multi-generational living
- Accessible home potential
- Home office space
- Owned solar panels
- Beautiful Views To Rear
- Parking & Integral Garage with EV Charging Point

Property Description

An Opportunity to Acquire a Significantly Extended 3 Bedroom Detached Family Home, Set Within a Sought-After Village Location and Offering Versatile Living Accommodation with Annex Potential, Ideal for Multi-Generational or Accessible Living.

Main Particulars

A versatile and beautifully extended three-bedroom detached home offering exceptional flexible living space, ideal for modern family life, multi-generational living, home working, or those seeking accessible accommodation.

Situated in the desirable village of Smalley, this unique property has been thoughtfully extended and adapted to create a spacious and highly adaptable home that can evolve with changing lifestyle needs.

The first floor provides three well-proportioned bedrooms together with a family bathroom, creating a traditional bedroom arrangement.

The ground floor accommodation, offers potential for self-contained annex or accessible living arrangement. The property truly sets itself apart, offering a range of flexible reception rooms which may be used as additional bedrooms, home offices, hobby rooms, or treatment spaces depending on individual requirements.

A modern shower room and ground-floor facilities make the home particularly well suited to accessible living, guests requiring single-level accommodation, or the creation of a self-contained granny annex for multi-generational families.

The heart of the home is a spacious open-plan kitchen and dining area, perfect for everyday family living and entertaining, complemented by a welcoming lounge featuring a log burner for a cosy atmosphere.

Externally, the property enjoys a landscaped rear garden designed for relaxation and entertaining, alongside ample driveway parking, an integral garage, EV charging point and owned solar panels contributing to improved energy efficiency and reduced running costs.

This is a rare opportunity to acquire a home offering genuine flexibility — equally suited to growing families, those working from home, buyers requiring accessible accommodation, or anyone seeking a property capable of adapting to future needs.

Early viewing is highly recommended to appreciate the space, versatility and lifestyle potential on offer.

Ground Floor

Entrance Hall

Accessed via a uPVC door with obscured glazed side panel, this light and airy reception space features wood flooring, decorative coving & dado rail, wall lighting, radiator, and a carpeted staircase rising to the first floor.

Family Shower Room (with Disabled Facilities)

A spacious and well-appointed room comprising a walk-in disabled shower with mains-fed shower and attachment, concealed WC with vanity storage, and additional built-in cupboards including a linen and airing cupboard. Finished with wood flooring, spotlights, coving, and an obscured double glazed window to the side elevation.

Home Office / Ground Floor Bedroom

A generous double bedroom with a large double glazed bay window to the front elevation, wood flooring, spotlights, and radiator.

Flexible Living Room / Bedroom

A further double bedroom with a double glazed window to the side elevation, wood flooring, coving, spotlights, and radiator.

Kitchen/Dining Room (Rear Extension)

The kitchen area is fitted with a range of matching wall and base units with wood effect work surfaces, incorporating a one-and-a-half bowl sink with tiled splashback. Integrated appliances include an induction hob with extractor canopy and two single ovens, with additional space and plumbing for a washing machine and dishwasher. Double glazed window and door provide access and views to the rear garden and countryside beyond.

The dining area continues the wood flooring and offers space for an American-style fridge/freezer, along with a floor-to-ceiling larder cupboard, spotlights, radiator, TV point, and a double glazed window to the side elevation.

Living Room

A spacious and light-filled family room featuring windows to the side and double glazed French doors opening onto the rear terrace. Additional features include wood flooring, spotlights, coving, radiators, TV point, and a contemporary cast-iron log burner set on a glass hearth.

First Floor

Landing

A gallery-style landing with bespoke fitted storage cupboards, dado rail, and access to all first-floor rooms.

Bedroom

A double bedroom with Velux skylight to the front elevation, wood flooring, radiator, and wall lighting.

Bedroom

A double bedroom with a double glazed window to the rear elevation, wood flooring, and radiator.

Bedroom / Study

A single bedroom with Velux skylight to the side elevation, fitted double wardrobe, wood flooring, and radiator.

Bathroom

A stylish four-piece suite comprising a bath, separate shower enclosure with mains-fed shower, WC, and vanity unit. Finished with wood flooring, heated towel rail, spotlights, extractor fan, shaver point, and an obscured double glazed window.

External

Outside

To the front, a tarmac driveway with block paved edging provides parking for three to four vehicles and leads to an integral garage with power and lighting. The property

also benefits from solar panels, which are fully owned and generate an income, along with an EV charging point for added convenience and modern living. The frontage is enhanced by mature planting and boundary walls.

The rear garden is fully enclosed and enjoys a high degree of privacy. It features a generous paved entertaining terrace, additional raised patio, and a well-maintained lawn bordered by mature planting. Further benefits include an external log store, outside tap, and lighting.

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		82
(69-80) C	70	
(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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