



£535,000

Smalley Manor Drive, Smalley DE7 6NW

Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

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Step Inside

Key Features

- Stunning detached four-bedroom family home finished to an exceptional standard throughout.
- Impressive open-plan kitchen, dining and family space with breakfast bar and French doors opening onto the garden.
- Bright dual-aspect living room and a separate versatile reception room.
- Master bedroom with contemporary en-suite shower room.
- Beautifully appointed family bathroom featuring a four-piece suite with separate shower and bath.
- Detached double garage with power and lighting, plus a generous driveway providing ample off-road parking.
- Beautifully landscaped private rear garden ideal for families and entertaining
- Sought-after residential location offering stylish, spacious living ideal for modern family life.

Property Description

An exceptional four-bedroom detached family home offering spacious, beautifully presented accommodation throughout. Featuring an impressive open-plan kitchen, detached double garage and a landscaped rear garden with a striking oak-framed garden pavilion, this superb home is perfectly designed for modern family living.

Main Particulars

Occupying an enviable position within a highly desirable residential development, this beautifully presented four-bedroom detached family home offers an outstanding combination of contemporary style, generous living space and exceptional outdoor entertaining.

Immaculately maintained and finished to a high specification throughout, the property is perfectly designed for modern family life. A welcoming entrance hall leads to a spacious dual-aspect living room, while the heart of the home is the impressive open-plan kitchen and dining area, thoughtfully designed with quality fitted cabinetry, integrated appliances, a central breakfast bar and French doors opening directly onto the landscaped rear garden. A separate reception room provides excellent flexibility as a formal dining room, home office, snug or playroom, complemented by a practical utility room and ground floor cloakroom.

To the first floor, the generous landing gives access to four well-proportioned bedrooms, including an elegant principal bedroom with a stylish en-suite shower room. The remaining bedrooms are served by a beautifully appointed four-piece family bathroom, creating the ideal layout for growing families.

Externally, the property continues to impress. To the front, a generous driveway provides ample off-road parking and leads to a detached double garage with power and lighting. The landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, featuring an expansive lawn, mature planting, raised timber borders and an impressive oak-framed garden pavilion, creating the perfect all-season entertaining space for family gatherings, summer barbecues or simply unwinding in peaceful surroundings.

Situated in the highly regarded village of Smalley, the property enjoys a convenient location with a range of local amenities, well-regarded schools and beautiful countryside walks nearby, including the picturesque Shipley Country Park. Excellent transport links provide easy access to Derby, Nottingham, Ilkeston and the M1, making it an ideal location for commuters while offering the perfect balance of village living and everyday convenience.

Offering spacious accommodation, high-quality finishes and superb indoor-outdoor living, this superb family home is presented in immaculate, move-in-ready condition and offers an outstanding opportunity for buyers seeking stylish modern living. Early viewing is highly recommended.

Ground Floor

Entrance Hallway

A welcoming first impression begins with a stylish composite entrance door, complemented by glazed side and overhead panels that flood the hallway with natural light. Beautiful Karndean flooring flows seamlessly throughout the ground floor, while a staircase rises elegantly to the first-floor landing.

Living room

Accessed through double doors from the entrance hall, the generously proportioned dual-aspect living room is bathed in natural light. A striking feature-panelled wall creates an elegant focal point, complemented by a TV point and two radiators, offering a superb space for both relaxing and entertaining.

Open-Plan Kitchen & Dining Area

Designed as the heart of the home, this exceptional open-plan kitchen and dining space continues the Karndean flooring from the entrance hall, creating a seamless flow throughout. The contemporary kitchen is fitted with an extensive range of wall and base cabinetry topped with quality work surfaces, incorporating a stainless steel one-and-a-half bowl sink with chrome mixer tap and waste disposal unit. Integrated appliances include a double electric oven, five-ring induction hob and dishwasher, while there is ample space for an American-style fridge freezer.

A central breakfast bar provides the perfect place for casual dining or socialising, while a wall-mounted TV enhances everyday living. Double French doors, framed by full-height glazed side panels, open beautifully onto the garden, effortlessly blending indoor and outdoor living.

Utility Room

A practical yet well-appointed utility room features wall and base units, a stainless steel sink with mixer tap, extractor fan, wall-mounted boiler and space for under-counter appliances, including a washing machine and tumble dryer. A door provides convenient access to the side of the property.

WC

The ground floor cloakroom continues the Karndean flooring and comprises a low-level WC, wash hand basin with feature splashback, extractor fan, radiator and a useful double-door storage cupboard.

Dining Room

Enjoying windows to both the front and side elevations, this versatile reception room is filled with natural light and offers flexibility as a formal dining room, snug, home office or playroom.

First Floor

Landing

The spacious landing provides access to all four bedrooms and the family bathroom, with a loft access hatch, radiator and window overlooking the rear garden.

Master Bedroom

A beautifully presented principal suite featuring a TV point, radiator and window to the front elevation, together with direct access to the stylish en-suite shower room.

En Suite

Contemporary in design, the en-suite comprises a walk-in shower enclosure, low-level WC and wash hand basin, complemented by part-tiled walls, tiled-effect flooring, a heated towel rail, illuminated wall-mounted mirror, extractor fan and an obscured side window.

Bedroom Two

A spacious double bedroom overlooking the front elevation, complete with TV point and radiator.

Bedroom Three

A further generous double bedroom with rear garden views, TV point and radiator.

Bedroom Four

A well-proportioned fourth bedroom overlooking the rear elevation, complete with TV point and radiator.

Family Bathroom

Beautifully appointed with a contemporary four-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, separate glazed shower enclosure with tiled surround, low-level WC and wash hand basin. Finished with tiled-effect flooring, feature tiling, a heated towel rail, illuminated wall-mounted mirror, extractor fan and an obscured front-facing window

External

Outside

To the front, the property enjoys a well-maintained lawn with established planting and hedgerows, alongside a generous driveway providing ample off-road parking and leading to the detached double garage, which benefits from power, lighting and twin up-and-over doors.

Gated side access leads to the beautifully landscaped rear garden, thoughtfully designed for both relaxation and entertaining. Predominantly laid to lawn and enclosed by mature hedging and timber fencing, the garden is enhanced by raised timber planters and feature lighting. A standout feature of the rear garden is the impressive oak-framed garden pavilion, creating a superb all-weather outdoor living and entertaining space. Thoughtfully designed with defined seating and dining areas beneath its sheltered canopy, it provides the perfect setting for everything from relaxed family evenings to hosting guests throughout the seasons.

Estate Management Charge

Please note that the property is subject to an estate management charge, payable to Meadfleet, for the maintenance and upkeep of the communal areas and children's play area within the development.

The charge is payable twice yearly, in February and August, and the amount may vary. The most recent payments were £97.47 (February 2026) and £90.75 (August 2025).

Prospective purchasers are advised to satisfy themselves as to the current charges and terms of the management agreement through their legal representative during the conveyancing process.

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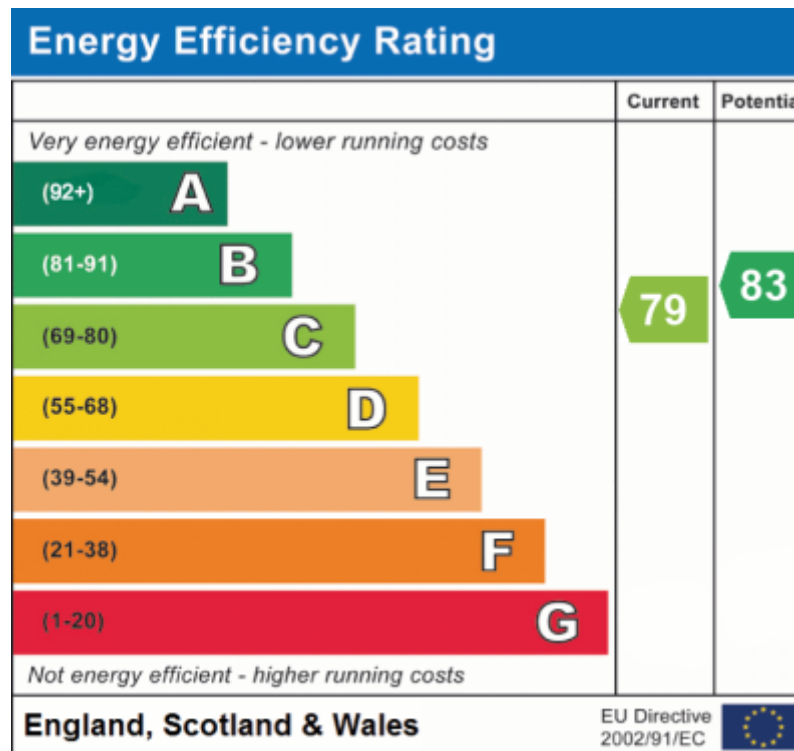
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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