



Melody
2 Sitwell Close | Smalley | Ilkeston | Derbyshire | DE7 6AP

FINE & COUNTRY

MELODY



Introducing an exquisite detached residence nestled on the prestigious Sitwell Close in Smalley, now available with the added allure of NO UPWARD CHAIN. This opulent home, impeccably presented, boasts an elevated standard of living and showcases breath taking rear views.



The grand entrance through the storm porch leads to an inviting foyer, featuring a beautifully appointed living room, a stylish dining kitchen, and a convenient utility room. The ground floor also hosts a sophisticated downstairs W.C with a shower/wet room. Ascending to the first floor, the layout has been thoughtfully reconfigured into a spacious three-bedroom design, easily convertible back to four bedrooms by the vendor at the buyer's discretion.

The upper level comprises of three generously sized double bedrooms, with the primary bedroom offering the indulgence of a walk-in dressing room, or ideal for those seeking proximity to a new born. The en-suite ensures a private sanctuary, while a Jack & Jill bathroom serves both the hallway and an additional bedroom. Exuding luxury, this residence is ideally situated in a tranquil private cul-de-sac, featuring a tarmac drive granting access to the integral garage. A side gate leads to the rear, revealing a charming patio/seating area, perfect for al fresco dining. The meticulously manicured lawn extends to embrace the mesmerising views of the picturesque countryside. To truly grasp the full splendour and potential of this residence, a personal viewing is highly recommended.

ACCOMMODATION

Accommodation Summary

Ground Floor – Step into an exquisite ground floor haven that seamlessly blends opulence with functionality. The storm porch sets the tone, leading to an entrance hall adorned with a front elevation door featuring a double-glazed obscure glass insert. A porcelain tiled floor, graciously heated from beneath, guides the way, revealing an artfully designed under-stairs storage cupboard and a staircase ascending to the first floor.

The down-stairs W.C (wet room) beckons with modern convenience for the avid dog walker returning from one of the copious nearby walks, boasting a sumptuous shower retreat surrounded by tasteful tiles. Privacy is ensured by a front elevation double glazed obscure glass window, and luxurious touches include a chrome heated towel rail and ceiling spot lighting.

The living room invites relaxation and style, with rear elevation double glazed French doors providing panoramic countryside views. Radiant dimmable spot lighting, two radiators, and a staying wall-mounted TV create a harmonious atmosphere on the plush fitted carpet.

In the kitchen/dining area, natural light bathes the space through side and rear elevation double glazed windows. Granite countertops, a sink drainer cut into the work surface, and top-of-the-line Neff appliances define culinary excellence. Rear elevation double glazed French doors open to the enchanting conservatory/summer room, seamlessly connecting indoors and outdoors.

The utility room combines style and practicality with wall and base units, a stainless sink/drain, and integrated Bosch washing machine and dryer. The porcelain tiled floor, underfloor heating, and splashback tiling complete the luxurious space, housing the property's boiler with discreet efficiency.





SELLER INSIGHT

“ This delightful modern property owned from new as been cherished, superbly maintained throughout and furnished to show home standard. It enjoys magnificent views over open fields of the Derbyshire countryside. Very Friendly neighbours seek a similarly family or individual to join their community in this small development of only 5 detached homes, none of which have ever been sold previously since being built in the late 1990's.

Living in Smalley is a delightful experience, thanks to the strong sense of community spirit in the village and cherished by all, plus the added convenience of being just a 15-minute drive from Derby City Centre, as well as a frequent bus route to the city. The village as a local school and Village Hall, Golf courses and parks near bye plus the famous Breadsall Priory, offering golf course, spa, club swimming pool and gym facilities.

One of the notable personalisation's made to this home was transforming the fourth bedroom into a bright and spacious dressing area creating an owner's master suit with an ensuite shower room. While it currently serves as a personal haven, we're more than willing to convert it back to a fourth bedroom at our cost if so desired, should it better suit the preferences of a potential buyer.

Nearby, Horsley Lodge, originally built by the Earl of Sitwell, is also just a 5-minute drive away. It's one of Derbyshire's finest golf courses and enjoyed both its scenic views and the delightful Afternoon Tea they offer. Equally we are the same distance from the Morley Hayes golf and leisure facility with its four-star hotel and a choice of three restaurants including the award-winning AA rosette Dovecote restaurant.

This home has seamlessly supported the daily routines of its single person's lifestyle but also Perfectly ideal for family living. It enjoys more than the normal bathroom facilities, with a ground floor wet room, large bathroom to the first floor, and on suit shower room to the master. This larger than normal sized home is highly adaptable to our modern lifestyle with any of the bedrooms easily transformed into a home office for those needing to work from home. The village enjoys high speed internet connection provided by BT Openreach and other providers.

Throughout the day, the play of natural light and the ambiance in the home are truly special. The landing features a stained-glass window, adding a touch of beauty and warmth.

The outdoor spaces, including the garden and patio, have been a source of joy. Relaxing on the patio and overlooking the Derbyshire countryside or indulging in a bit of stargazing with our telescope has been truly enchanting.

For future owners looking to maximize their enjoyment of this home, we would suggest considering converting the integrated garage into a fantastic family games room or cinema room. The accessible location from the hallway makes it a seamless transition, providing an excellent space for quality family time.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor – As we ascend the staircase to the exquisite first floor of this exclusive property. The landing exudes sophistication with a double-glazed stained-glass window, ambient lighting, and a luxurious fully fitted carpet.

Explore a bedroom with rear elevation French doors revealing a private balcony and spot lighting. An adjoining Jack & Jill bathroom ensures convenience and luxury.

Next to the bedroom, a walk-in dressing room, formerly a bedroom, offers versatility. Breath taking vistas through a Juliet Balcony transition to a private en-suite with a double-glazed obscure glass window, W.C., wash hand basin, and a lavish shower cubicle.

Two additional bedrooms grace this level. The first features side elevation double-glazed windows and a Juliet balcony, exuding an inviting atmosphere. The second, with two front elevation double-glazed windows, provides comfort.

The bathroom, accessible from the hallway and main bedroom, epitomises functionality and extravagance with a double-glazed obscure glass window, W.C., wash hand basin with a wall-mounted vanity mirror, and a generously proportioned bath with a hand-held shower attachment. Porcelain tiles create a spa-like retreat.

This first-floor sanctuary stands as a testament to refined living, where every detail whispers opulence and comfort.













OUTSIDE

Outside – Melody is an exclusive property boasting a secluded setting in a private cul-de-sac, featuring a tarmac drive for parking and access to the integral garage. A side gate leads to a charming rear area, complete with a patio for alfresco dining, a well-maintained lawn, and breath taking views of the surrounding Derbyshire countryside.







LOCATION

Nestled in the picturesque Derbyshire countryside, Smalley Village epitomizes rural charm and tranquillity. Surrounded by lush hills and idyllic landscapes, the village showcases traditional stone-built houses along winding streets, each residence exuding unique character with well-tended gardens. At its core, a historic village green serves as a focal point for community events, complemented by the centuries-old parish church standing tall in the charming surroundings. Exploratory opportunities abound with winding footpaths and quiet lanes, offering breath taking views of the Derbyshire Dales, interspersed with wooded patches for leisurely strolls or adventurous hikes. Local amenities, including a welcoming village pub, contribute to the warm community spirit. Smalley is home to amiable residents fostering a closely-knit environment. This Derbyshire gem provides a delightful escape into a bygone era, where historic charm, natural beauty, and a strong sense of community converge to create a tranquil haven for those seeking respite from modern life's demands.





Services, Utilities & Property Information

Gas Mains - British Gas

Elec Mains - British Gas

Water Mains - Severn Trent

Broadband - Superfast (Up to 61Mb Download, up to 14Mb Upload)

Mobile Coverage - Limited 4G & 5G indoors depending on Network. Up to 5G depending on Network outdoors, 4G full coverage outdoors.

Special Note - No upward chain

Tenure - Freehold

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

Website

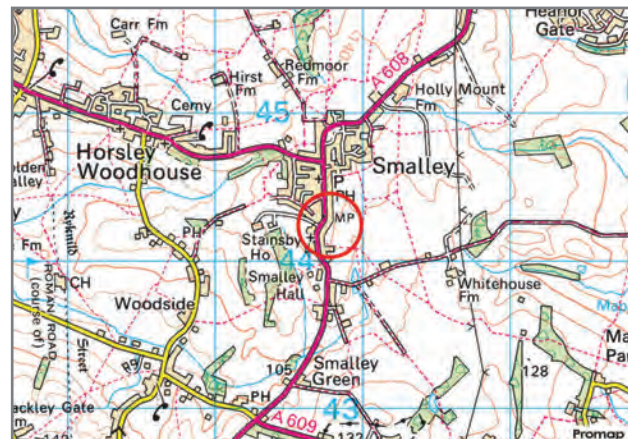
For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



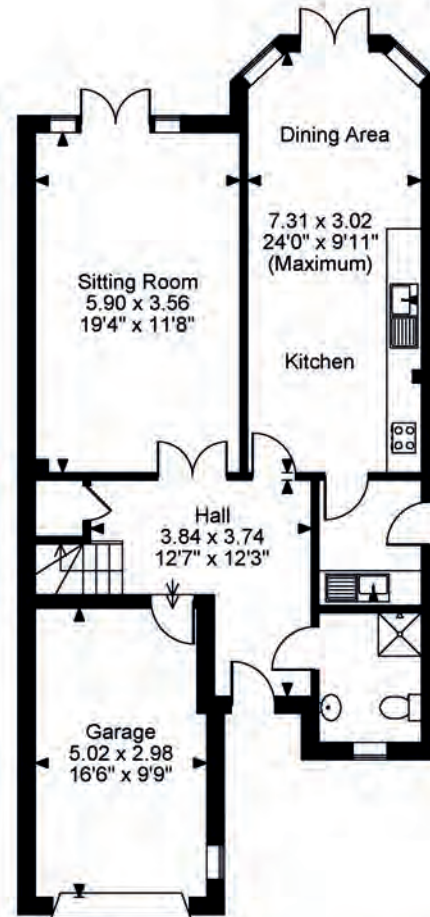
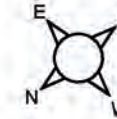
Melody, Sitwell Close, Smalley, Ilkeston

Approximate Gross Internal Area

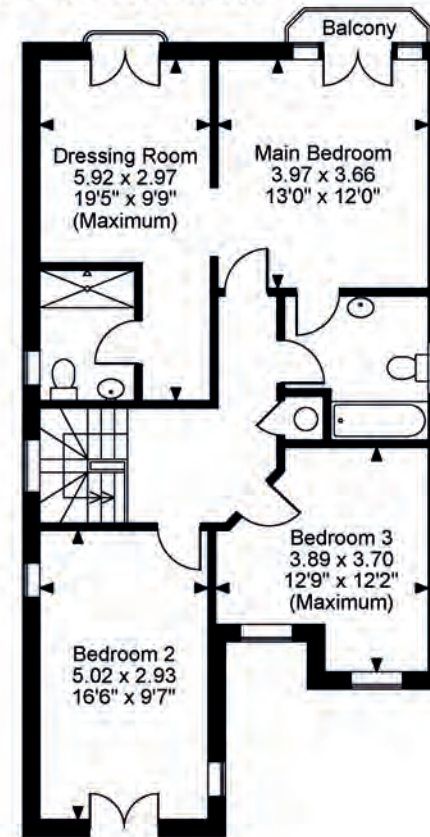
Main House = 1523 Sq Ft/142 Sq M

Garage = 158 Sq Ft/15 Sq M

Total = 1681 Sq Ft/157 Sq M



Ground Floor

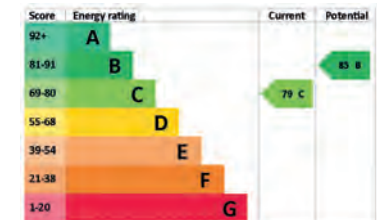


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.02.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KELLY RHODES

PARTNER AGENT

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As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation. From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

As a proud mother of two beautiful children, Evelynn and Nicholas Jr., my family and friends are incredibly important to me. When I have some time to myself, I love nothing more than curling up with a good book next to a cosy fire. My love for ancient history and self-improvement fuels my passion for reading and fuels my dedication to providing the highest level of service and commitment to my clients.

I have a genuine passion for houses and people and fully understand that buying or selling a home is one of the most significant decisions in anyone's life. That's why I take my responsibility to you seriously and promise to give you my undivided attention and unwavering commitment to achieving your desired results. With my experience, drive, and determination, I am confident I can help you find your dream home or successfully market your property and achieve the finest results.

THE FINE & COUNTRY
FOUNDATION

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