

# Fletcher & Company

Plot 1 Fletcher Close, Smalley, Derbyshire, DE7 6EG

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£450,000

Freehold

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## Summary

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This is a select development instructed by a highly regarded, local developers, Michael Goodall Homes. The property is built to a high specification and features Villeroy and Bosch bathrooms, Neff appliances within the kitchen and are stylishly designed and well-appointed throughout. This is an exclusive development of just eleven properties tucked away at the end of St John's Road with five of the plots having particularly pleasant aspects to rear over open fields and woodlands. Early viewing essential. Further plots available.

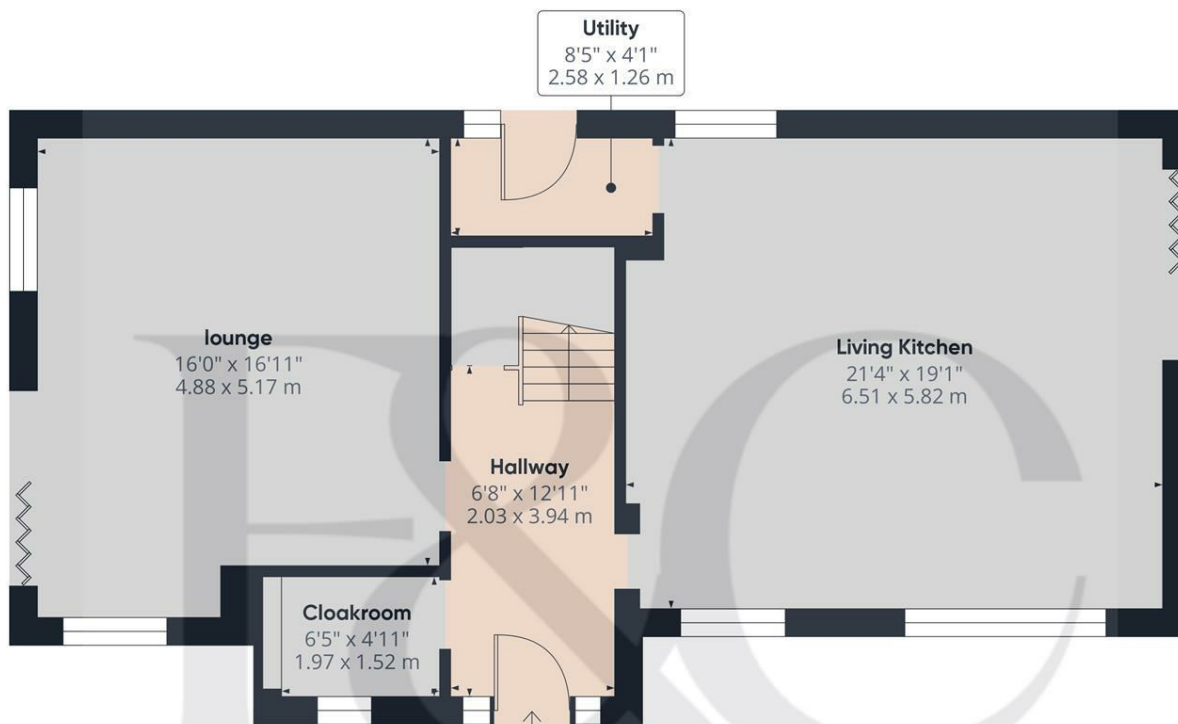
# F&C

**The Location**

Smalley is a highly desirable sought-after village with great amenities, these include a reputable primary school, a popular public house, historic church, cricket club, tennis courts, recreational ground, post office and walks to nearby beauty spots including Shipley Country Park accessible on foot via Bell Lane which offers some delightful walks and cycle paths, visitor centre with cafe. There is easy access to Derby city centre and nearby town of Heanor between which a regular bus service runs. Golf courses Morley Hayes, Breadsall Priory and Horsley Lodge are also close at hand.

**Accommodation**

A double glazed and gas central heated accommodation comprising spacious entrance hall with staircase to first floor, fitted guest cloakroom, spacious lounge with bi-fold doors, fabulous open-plan living kitchen with lounge/dining area and fitted kitchen with Neff integrated appliances and utility off. The first floor landing leads to a master bedroom with en-suite shower room, two further bedrooms and a bathroom. Please note the bathroom suites are Villeroy and Bosch. On one side of the property is a block paved driveway providing ample off-road parking and to the opposite side is a private, enclosed garden with lawn and patio area.



Floor 0

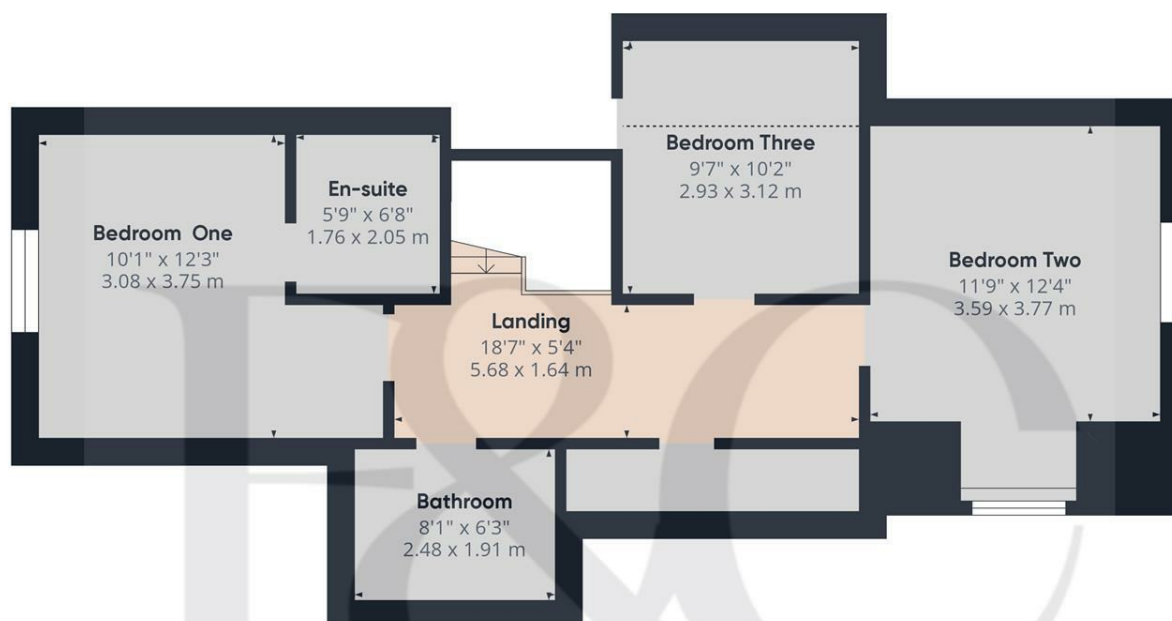
**Approximate total area<sup>(1)</sup>**  
909.88 ft<sup>2</sup>  
84.53 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

**Approximate total area<sup>(1)</sup>**  
633.99 ft<sup>2</sup>  
58.9 m<sup>2</sup>

**Reduced headroom**  
338.31 ft<sup>2</sup>  
2.92 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
..... Below 5 ft/1.5 m

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Council Tax Band:  
Tenure: Freehold

