

# Fletcher & Company

Plot 2 St Johns Road, 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 four bedroom, detached residence. Double glazed and gas central heated with accommodation comprising entrance hall, fitted guest cloakroom, breakfast kitchen with Neff integrated appliances and utility off, lounge with French doors to rear garden. The first floor accommodation comprises spacious landing, bedroom with en-suite shower room, two further bedrooms and principle bathroom. Please note the bathroom suites are Villeroy & Bosch. The second floor accommodation comprises a small landing with double bedroom, superbly appointed en-suite shower room and separate dressing room.

The property benefits from a double width driveway different providing two off-road parking spaces. To the rear of the property is a pleasant enclosed rear garden.

### **Ground Floor**

#### **Porch**

5'0" x 4'11" (1.54 x 1.51)

#### **Entrance Hall**

15'6" x 6'5" (4.74 x 1.96)

#### **Fitted Guest Cloakroom**

5'2" x 2'10" (1.59 x 0.88)



### Kitchen

15'2" x 10'6" (4.64 x 3.21)



### Utility

6'6" x 5'2" (1.99 x 1.59)

### Lounge

17'7" x 13'3" (5.37 x 4.04)



### First Floor Landing

13'10" x 6'7" (4.23 x 2.03)

### Bedroom One

15'3" x 10'6" (4.66 x 3.21)



### En-Suite

6'10" x 5'0" (2.10 x 1.54)



### Bedroom Two

13'3" x 10'7" (4.05 x 3.24)



### Bedroom Three

13'3" x 6'8" (4.04 x 2.04)

### Bathroom

7'4" x 6'1" (2.25 x 1.86)



### Second Floor Landing

5'10" x 3'4" (1.78 x 1.04)

### Bedroom Four

14'2" x 11'7" (4.33 x 3.55)



### En-Suite

10'9" x 5'4" (3.29 x 1.64)



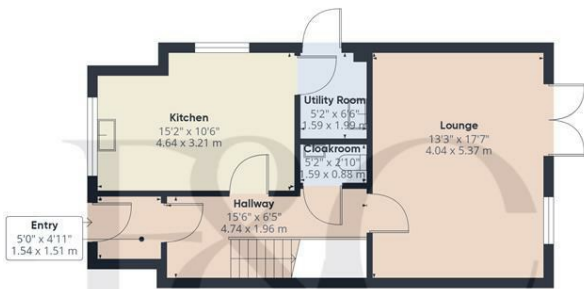
### Dressing Room

6'7" x 5'6" (2.03 x 1.68)

### Outside



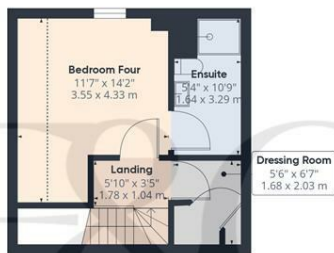




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1362.94 ft<sup>2</sup>  
126.62 m<sup>2</sup>

**Reduced headroom**

340.89 ft<sup>2</sup>  
2.94 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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.

GIRAFFE360





#### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

#### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

#### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

Plot 2 St Johns Road  
Smalley  
Derbyshire  
DE7 6EG

Council Tax Band:  
Tenure: Freehold

