

Fletcher & Company

Plot 2 Fletcher Close, Smalley, Derbyshire, DE7 6EG

Price Guide £450,000

Freehold





Summary

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.

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)

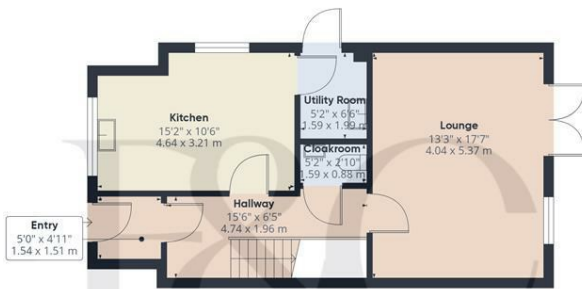


Dressing Room

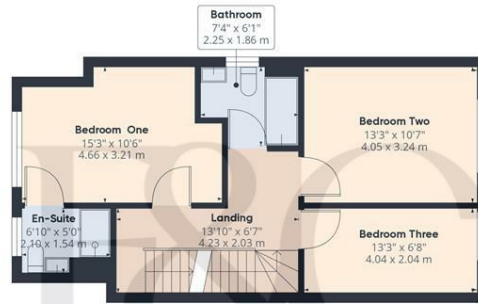
6'7" x 5'6" (2.03 x 1.68)

Outside

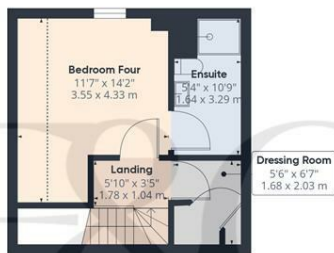




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1362.94 ft²
126.62 m²

Reduced headroom

340.89 ft²
2.94 m²

(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.

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Council Tax Band:
Tenure: Freehold

