



4 Bed House - Detached

Plot 9 St Johns Road
Smalley
DE7 6EG

£465,000

Fletcher
& Company

Plot 9 St Johns Road
Smalley
DE7 6EG



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. Plot 9 also benefits from a garage. 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.





The Location

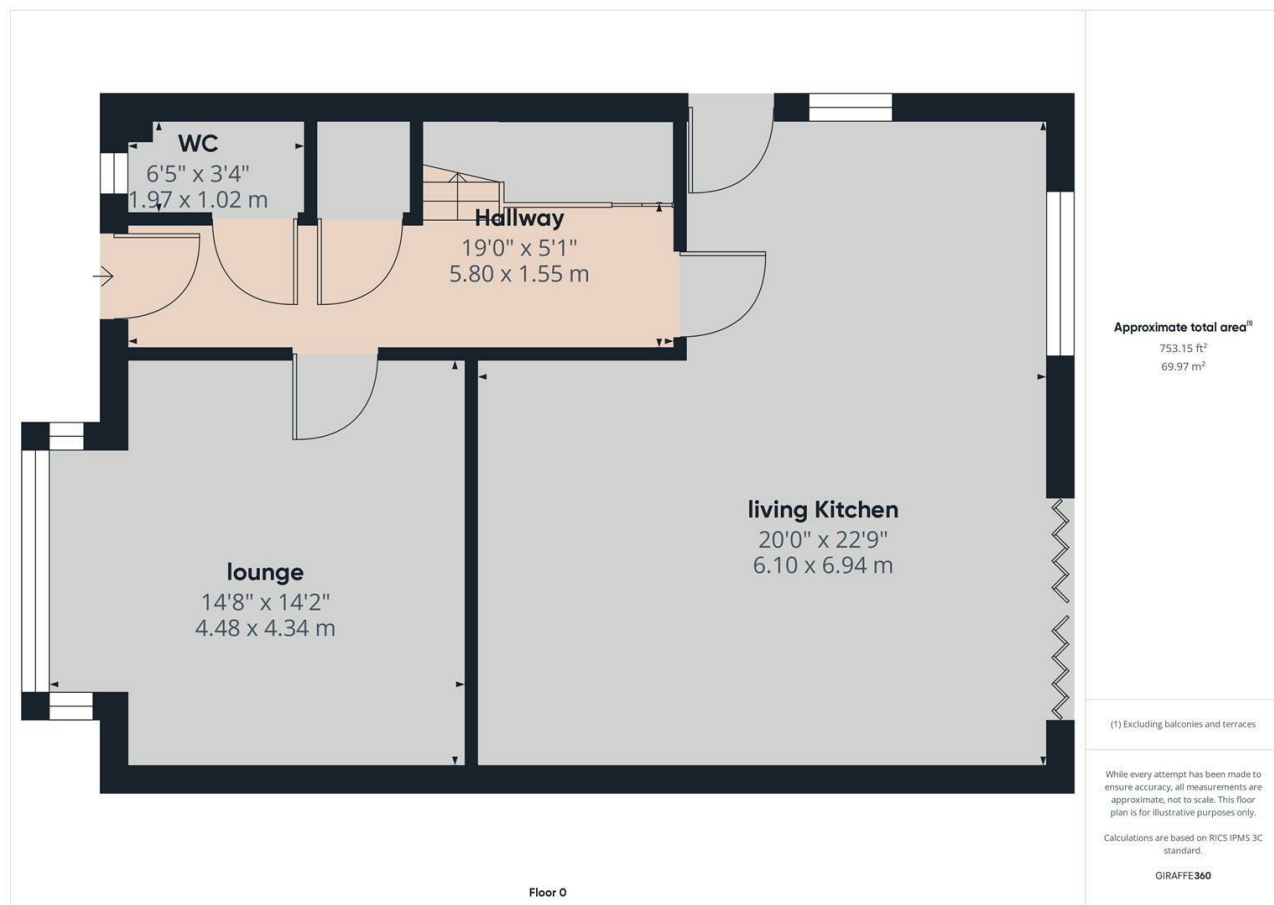
Smalley is a highly desirable sought-after village with great amenities, these include a reputable primary school, a popular public house, historic church, cricket club, tennis courts, recreational ground, post office and walks to nearby beauty spots including Shipley Country Park accessible on foot 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 entrance hall, fitted guest cloakroom/WC, lounge to front, open plan living kitchen to rear with lounge/dining area and fitted kitchen with Neff integrated appliances and bi-fold doors overlooking and accessing the rear garden. The first floor accommodation comprises landing with useful cloak cupboard, master bedroom with en-suite shower room, three further bedrooms and bathroom. Please note the bathroom suites are Villeroy & Bosch.

To the front of the property is a block paved driveway providing two off-road parking spaces. To the rear of the property is a good sized, enclosed rear garden with patio, lawn and fabulous outlook over neighbouring fields and woodland beyond.



15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

T: 01332 300558

E: derby@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



**Fletcher
& Company**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.