

Fletcher & Company

5 Church Close, Smalley, DE7 6JX

Offers Around £250,000

Freehold



- Three First Floor Bedrooms & Two Bathrooms
- Entrance Hall & Fitted Guest Cloakroom
- Spacious Lounge
- Dining Room & Kitchen
- Tastefully Presented Throughout
- Principle Bedroom with En-Suite
- Pleasant Enclosed Rear Garden
- Two Allocated Car Parking Spaces
- Quiet Cul-de-Sac Location
- No Upper Chain





Summary

A tastefully presented, three bedroom, semi-detached residence occupying a quiet cul-de-sac location in Smalley.

The property briefly comprises entrance hallway with fitted guest cloakroom, large open plan living area with understairs storage, dining room over looking the rear garden and an extremely attractive kitchen with integrated appliances. The first floor has two single bedrooms, a beautiful family bathroom and a principle bedroom with a good sized en-suite shower room.

Outside there is a nice rear garden that offers a good degree of privacy, a small, very low-maintenance front garden and two off-road allocated car parking spaces to the side of the adjoining property.

F&C

The Location

Smalley is a popular village, north east of Derby and benefits from a post office, primary school, popular pub, convenience store, recreational ground, cricket club, a regular bus service along the A610 between Derby and Heanor. There is easy access to Morley Hayes and Horsley Lodge golf courses as well as Breadsall Priory.

Accommodation

Ground Floor

Entrance Hall

3'11" x 3'10" (1.20 x 1.19)

A panelled and glazed entrance door provides access to hallway.

Fitted Guest Cloakroom

4'8" x 3'11" (1.44 x 1.20)

With low flush WC, wash handbasin and central heating radiator.



Spacious Lounge

16'6" x 10'11" (5.05 x 3.33)

Having two central heating radiators, TV aerial point, decorative coving, staircase to first floor, useful storage cupboard and double glazed windows to front and side.



Dining Room

8'6" x 8'2" (2.61 x 2.50)

With central heating radiator, decorative coving, French doors to garden and open access to kitchen.



Kitchen

8'6" x 6'8" (2.61 x 2.05)

Comprising granite effect preparation services, tiled surrounds, inset stainless steel sink unit with mixer tap, wood effect cupboards and drawers, complementary wall mounted cupboards, dishwasher, inset four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for washing machine, integrated fridge freezer and double glazed window overlooking rear garden.



First Floor Landing

7'1" x 2'8" (2.18 x 0.82)

A semi-galleried landing.

Bedroom One

13'2" x 9'3" (4.02 x 2.84)

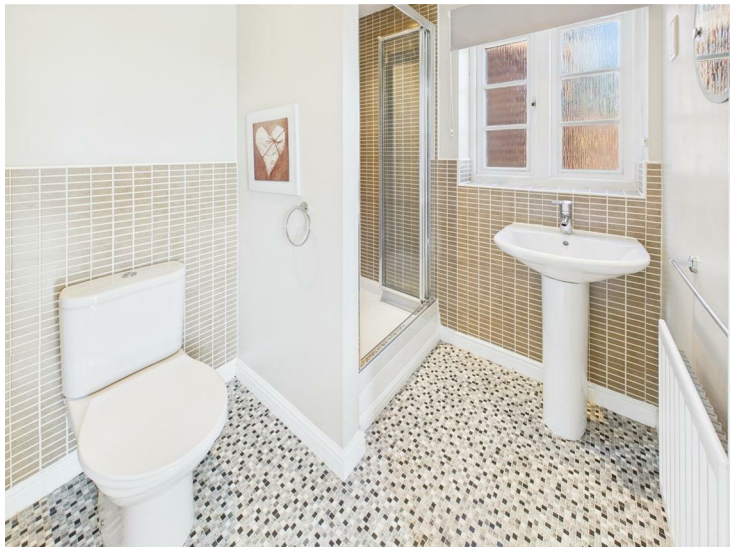
With central heating radiator, fitted wardrobe and double glazed window to front.



En-Suite Shower Room

6'3" x 5'10" (1.93 x 1.79)

With low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and double glazed window to side.



Bedroom Two

8'8" x 8'3" (2.66 x 2.53)

Having a central heating radiator and double glazed window to rear.



Bedroom Three

7'6" x 6'8" (2.31 x 2.04)

Having a central heating radiator and double glazed window to rear.

Bathroom

6'10" x 5'6" (2.09 x 1.70)

Well-appointed with a suite comprising low flush WC, half pedestal wash handbasin, panelled bath, central heating radiator and double glazed window to side.

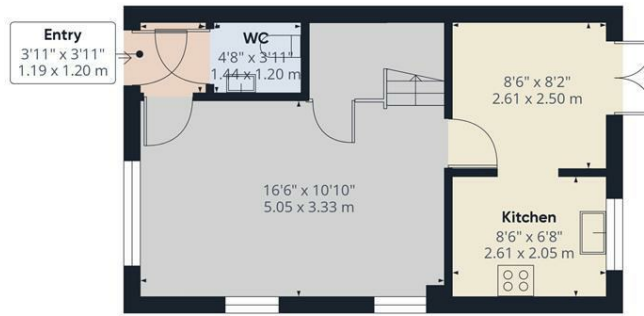


Outside

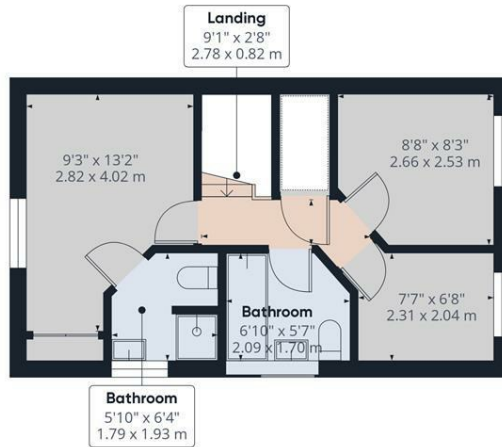
To the rear of the property is a good sized lawn with timber fencing and hedging and a good degree of privacy. Adjacent to the adjoining property are two allocated parking spaces.



Council Tax Band C



Floor 0



Floor 1

Approximate total area¹⁾
723.66 ft²
67.23 m²

(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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: C
Tenure: Freehold

