

Fletcher & Company

7 Lowe Avenue, Smalley, DE7 6LZ

Price £400,000

Freehold



- Recently Constructed Detached Residence
- Ideal Family Home
- Superb Extension Providing Spacious Accommodation
- Immaculately Presented Throughout
- Impressive Entrance Hall, Fitted Guest Cloakroom
- Spacious Lounge, Orangery/Family Room
- Fabulous Open Plan Dining Kitchen, Utility
- Four Bedrooms, En-Suite & Family Bathroom
- Attractive Enclosed Rear Garden with Feature Terrace & Decked Area
- Driveway & Garage





Summary

Recently constructed, attractive four bedroom detached residence located on a popular estate, close to the village of Smalley and town of Heanor.

This is an attractive four bedroom detached family home, extended to provide particularly spacious ground floor accommodation situated on a popular, recently constructed estate. The property is sold with the benefit of no upward chain.

The double glazed and gas central heated accommodation features entrance hall, fitted guest cloakroom, spacious lounge, L-shaped orangery/family room, utility and dining kitchen. The first floor landing leads to a master bedroom with en-suite shower room, three further bedrooms and bathroom.

To the rear of the property is a good sized, impressive private garden featuring lawn, terrace and a decked area, ideal for outdoor dining. To the side of the property is a driveway and garage.

F&C

The Location

The property's location in Smalley is close to local amenities in Heanor including supermarkets, shops and restaurants. Smalley Village features a popular primary school along with the Heanor Gate secondary school. Close by attractive Shipley Park offers delightful rural and lakeside walks and the A608 provides a regular bus service into Derby city centre.

Accommodation

Ground Floor

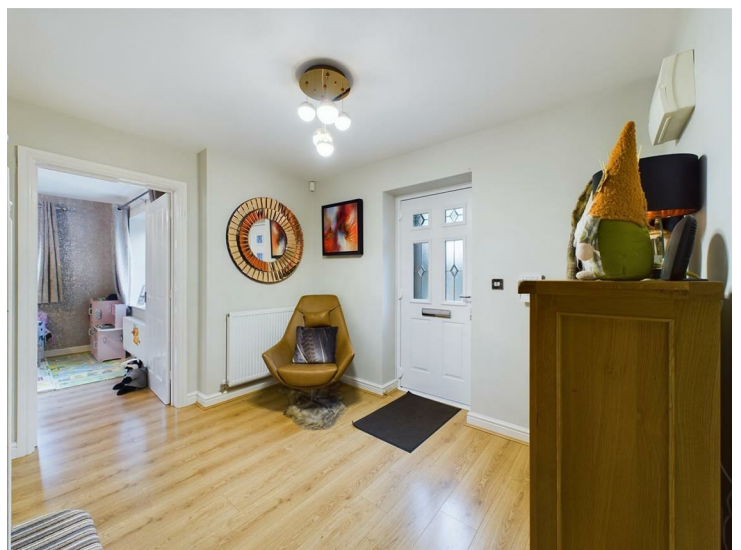
Storm Porch

A pitched roof storm porch with entrance door provides access into the spacious entrance hall.

Impressive Hallway

10'7" x 10'1" (3.23 x 3.09)

An impressive hallway with staircase leading to the first floor.



Fitted Guest Cloakroom

6'1" x 3'7" (1.86 x 1.11)

Fitted with a white suite comprising low flush WC, wash handbasin and radiator.



Lounge

17'10" x 10'3" (5.46 x 3.14)

With a feature fire surround, double glazed windows to the front and side and a panelled and double glazed door opening into the orangery/family room.



Orangery/Family Room

27'11" x 8'6" (8.51 x 2.60)

A fabulous addition to the accommodation offering a spacious lounge/dining area with feature flooring with underfloor heating, two double glazed lantern roofs, recessed ceiling spotlighting, windows to the side and rear, bi-folding doors opening onto a terrace and decked area and door to the utility.



Utility

7'2" x 5'7" (2.20 x 1.72)

With granite worktop having matching upstand, inset stainless steel sink unit, fitted base cupboards and appliance spaces suitable for a washing machine and tumble dryer.



Spacious Open Plan Dining Kitchen

17'11" x 12'6" (5.47 x 3.82)

A good sized dining kitchen with granite worktops having matching upstand, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in double oven and grill, integrated fridge/freezer and dishwasher and double glazed windows to three elevations.



First Floor

Landing

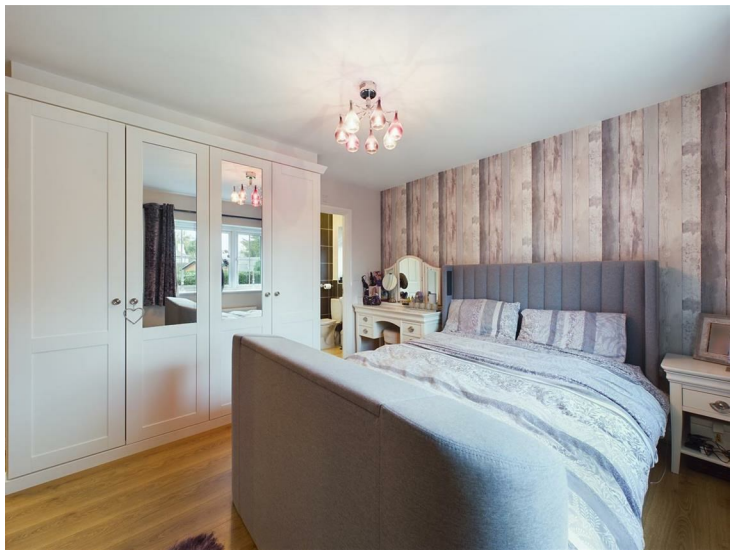
Semi-galleried landing with double glazed window to the rear and doors to four bedrooms and bathroom.



Master Bedroom

14'6" x 11'2" (4.43 x 3.42)

With radiator, fitted wardrobes, double glazed window to the front and door to the en-suite shower room.



En-Suite

6'5" x 4'9" (1.98 x 1.46)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle, radiator and double glazed window to the side.



Bedroom Two

10'1" x 7'1" (3.09 x 2.18)

With radiator, built-in wardrobe and double glazed window to the front.



Bedroom Three

8'10" x 8'6" (2.70 x 2.60)

With radiator and double glazed window to the front.



Bedroom Four

8'10" x 7'1" (2.71 x 2.16)

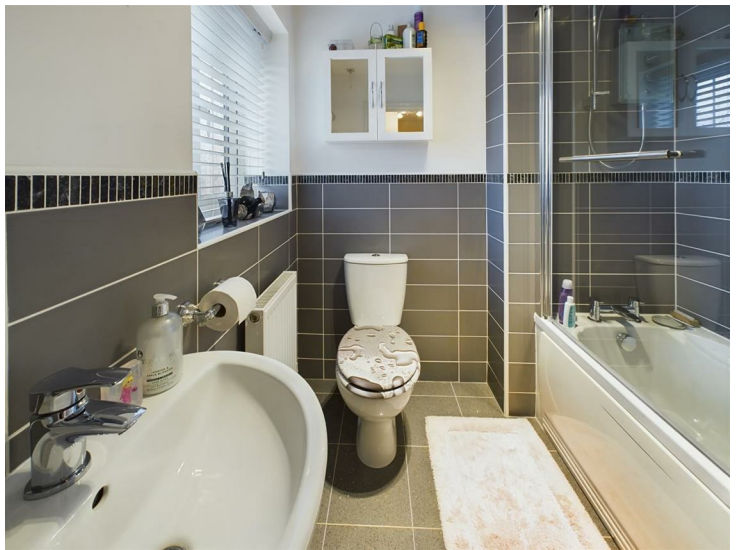
With radiator and double glazed window to the side.



Bathroom

6'4" x 6'2" (1.95 x 1.90)

Partly tiled with low flush WC, pedestal wash handbasin, bath with shower over, radiator and double glazed window to the rear.

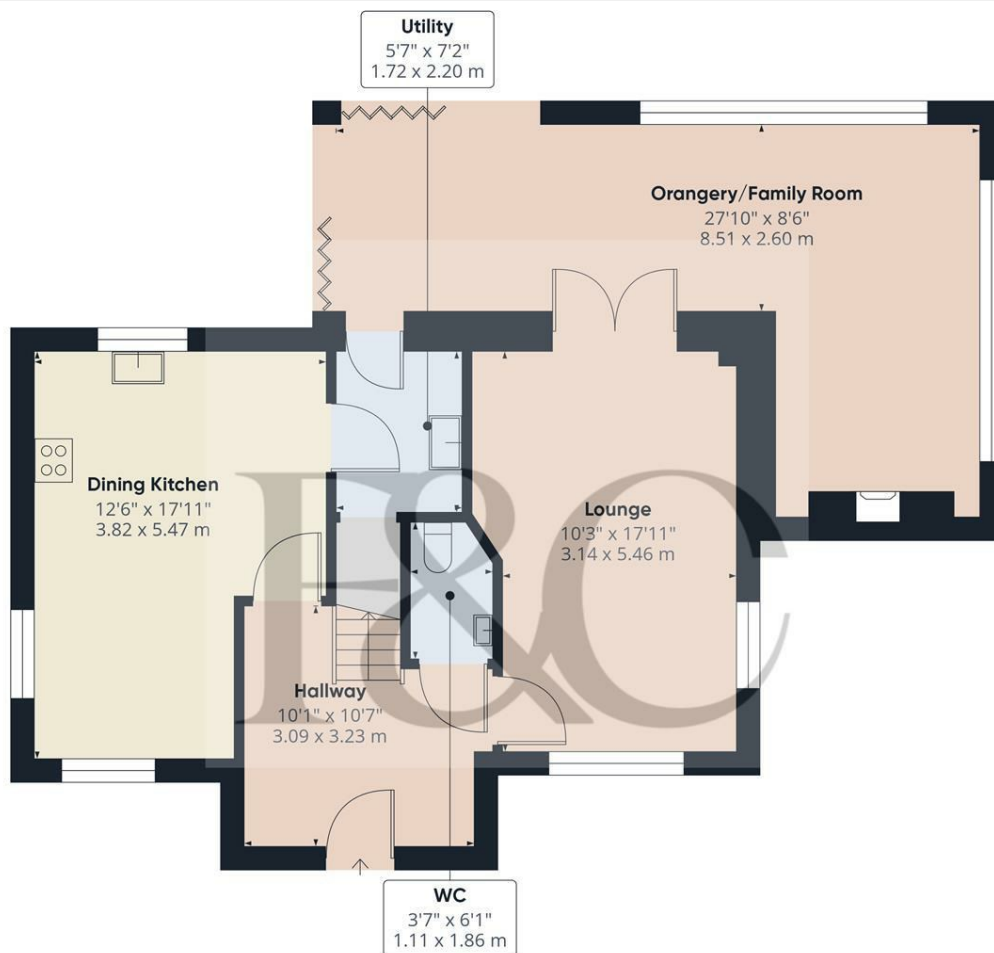


Outside

The rear of the property is equally impressive with an enclosed lawn featuring a terrace and decked dining area with ornamental lighting. To the side of the property is a driveway and garage.



Council Tax Band D



Floor 0

Approximate total area⁽¹⁾

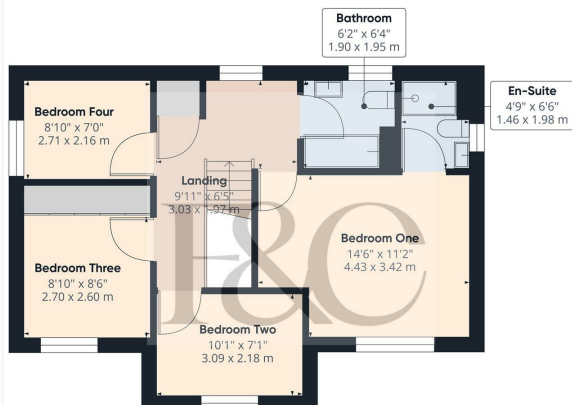
897 ft²
83.4 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾
155.11
14.7 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

7 Lowe Avenue
Smalley
DE7 6LZ

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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	