

Fletcher & Company

4 The Grange, Smalley, Ilkeston, DE7 6JZ

Offers Over £700,000

Freehold



- Fabulous Large Family Home
- Extremely Spacious & Well Appointed
- Sold with No Upward Chain
- Three Reception Rooms
- Impressive Refitted Kitchen
- Five Double Bedrooms, Two En-Suites & Bathroom
- Large Plot Over One Fifth of an Acre
- Beautiful Private Garden
- Extensive Driveway
- Integral Double Garage





Summary

The property occupies a fabulous plot measuring just over one fifth of an acre set on a quiet cul-de-sac. It is set down from the road behind a mature fore garden with extensive block paved driveway proving off road parking for multiple vehicles and access to an integral double garage. Access to the rear can be gained from either side of the property and to the rear is a beautifully stocked private featuring extensive lawn, block paved patio/terraces, outdoor dining, extremely well stocked borders containing mature trees, plants and shrubs. There is an ornamental pond and space for greenhouse and sheds with pleasant outlook in the distance.

This is an extremely spacious, five double bedroom, executive detached residence in this highly desirable cul-de-sac location. The property is sold with the benefit of no upward chain, sealed unit double glazed windows and gas central heating. It is extremely versatile, spacious accommodation comprising porch, entrance hall, fitted guest cloakroom, large dual aspect lounge with inglenook fireplace, study, large open plan refitted dining kitchen, large conservatory and rear porch/utility.

First floor accommodation features a spacious semi-galleried landing, principal suite with large double bedroom, fitted furniture, superbly appointed spacious en-suite shower room, guest double bedroom with en-suite shower room, three further double bedrooms and well appointed bathroom with four piece suite.

The plot is also particularly impressive measuring just over one fifth of an acre, featuring extremely well stocked gardens to both front and rear offering a high degree of privacy, pleasant open outlook with various seating areas, extensive block paved driveway for multiple vehicles and access to integral double garage.

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The Location

The property is located between Smalley village and Heanor, is just off the A608 and provides easy access to an excellent range of amenities in the popular market town of Heanor, including a varied selection of shops, large supermarket, retail park, restaurants and market square. There is also schooling at all levels within easy reach. The nearby village of Smalley also offers a popular primary school, cricket ground, recreational ground and pleasant walks in the surrounding countryside.

Accommodation

Porch

A panelled and glazed entrance door provides access to porch with central heating radiator, tiled flooring, decorative coving to ceiling, double glazed and leaded window to front and feature archway to the hallway.

Hallway

22'1" x 6'6" (6.74 x 2.00)

Having a central heating radiator, decorative coving, wood effect flooring, stylish staircase to first floor with polished, wooden balustrade and a sealed unit double glazed and leaded window to front.



Fitted Guest Cloakroom

5'8" x 4'9" (1.73 x 1.47)

With low flush WC, vanity unit with inset sink with useful storage beneath, chrome towel rail/radiator, feature tile flooring and useful storage cupboards.



Spacious Lounge

24'9" x 11'0" (7.56 x 3.36)

A fabulous light and airy room with dual aspect sealed unit double glazed and leaded window to rear and matching bay window to front. Featuring an inglenook fireplace with exposed brick interior, timber display mantle and tiled hearth with cast iron log burner. There are two central heating radiators, decorative coving, recessed ceiling spotlights, wood effect flooring and twin panelled and multi paned doors to kitchen.



Fabulous Open Plan Dining Kitchen
32'6" x 11'1" (9.93 x 3.39)



Dining Area

Featuring stylish floor to ceiling central heating radiator, decorative coving, wood effect flooring, sealed unit double glazed and leaded French doors to conservatory.



High Specification Fitted Breakfast Kitchen

Featuring an expensive range of granite worktops, matching upstands, inset one and a half stainless steel sink unit with Kooker instant boiling water tap, stylish fitted base cupboards, complementary wall mounted cupboards, breakfast bar, inset five plate Neff induction hob with recessed extractor hood over, built-in drawers beneath, integrated Neff oven, microwave, warming drawer, wine fridge and dishwasher and appliance space suitable for a large American style fridge/ freezer. There is a stylish floor to ceiling central heating radiator, decorative coving, recessed spotlighting, wood effect flooring and sealed unit double glazed and leaded window to front and side. A sealed unit double glazed and leaded door leads to the conservatory.



Conservatory

21'8" x 7'0" (6.62 x 2.14)

This is a brick base, sealed unit double glazed, timber framed construction with fabulous views over the garden.



Rear Lobby

6'5" x 3'10" (1.96 x 1.18)

With central heating radiator, tiled floor and panelled sealed unit double glazed door to garden.

Utility Room

8'3" x 6'9" (2.53 x 2.08)

Comprising granite effect worktops, tiled surround, inset stainless steel sink unit with base cupboard and drawers, tiled flooring, wall mounted Worcester gas fire boiler, sealed unit double glazed and leaded window to internal, panelled door to double garage.

Study

9'3" x 8'2" (2.82 x 2.51)

Central heating radiator, recessed spotlighting, decorative coving, sealed unit double glazed and leaded window to front.



First Floor Accommodation

Feature a spacious semi-galleried landing with a continuation of feature balustrade, central heating radiator, decorative coving, twin panelled doors to airing cupboard which houses a hot water cylinder, sealed unit double glazed and leaded window to front.



Principal Suite

17'1" x 14'7" (5.22 x 4.45)

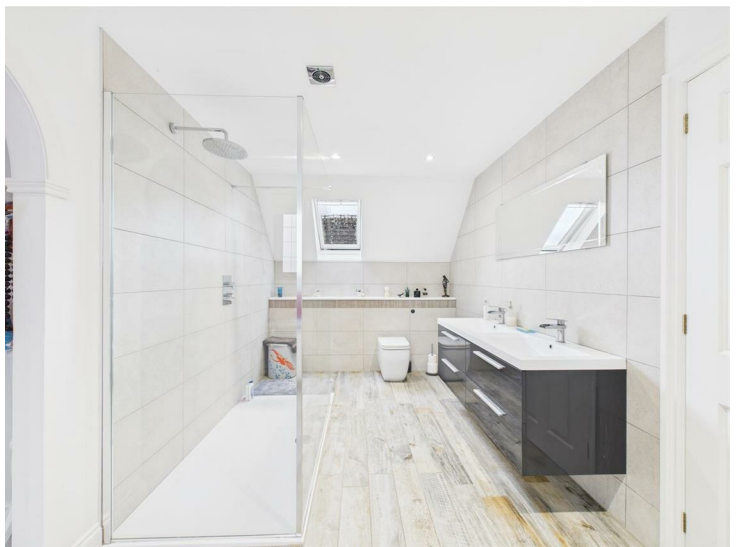
Comprising a large double bedroom, central heating radiator, extensive range of fitted furniture including wardrobes, overhead storage, drawers and open shelving. There is recessed ceiling spotlighting and a sealed unit double glazed and leaded window to front and side. An archway leads to the en-suite shower room.



Superbly Appointed Large En-Suite Shower Room

16'6" x 8'0" (5.05 x 2.44)

With feature wood effect floor, partially tiled walls, white suite comprising low flush WC, vanity unit with twin sinks, mixer taps, drawers beneath, large walk-in shower cubicle, chrome towel rail/radiator, window seat with storage, recessed ceiling spotlighting, sealed unit double glazed and leaded window to side and sealed unit double glazed, Velux window to the opposite side.



Double Bedroom Two

12'11" x 11'2" (3.95 x 3.41)

With central heating radiator, recessed ceiling spotlighting and concealed unit double glazed and leaded window to rear.



Superbly Appointed En-Suite Shower Room

7'8" x 5'11" (2.34 x 1.82)

Fully tiled with low flush WC, vanity unit with wash handbasin with cupboards beneath, shower cubicle, chrome towel rail/radiator, recessed spotlighting, extractor fan and sealed unit double glazed and leaded window to side.



Double Bedroom Three

11'10" x 11'6" (3.61 x 3.52)

With central heating radiator, fitted furniture including wardrobes, overhead storage, dressing table, recessed spotlighting, sealed unit double glazed and leaded window to rear offering impressive views in the distance.



Double Bedroom Four

12'11" x 11'10" (3.95 x 3.61)

With central heating radiator, decorative coving, large storage cupboard/wardrobe and sealed unit double glazed and leaded window to the front.



Double Bedroom Five

11'2" x 10'2" (3.41 x 3.10)

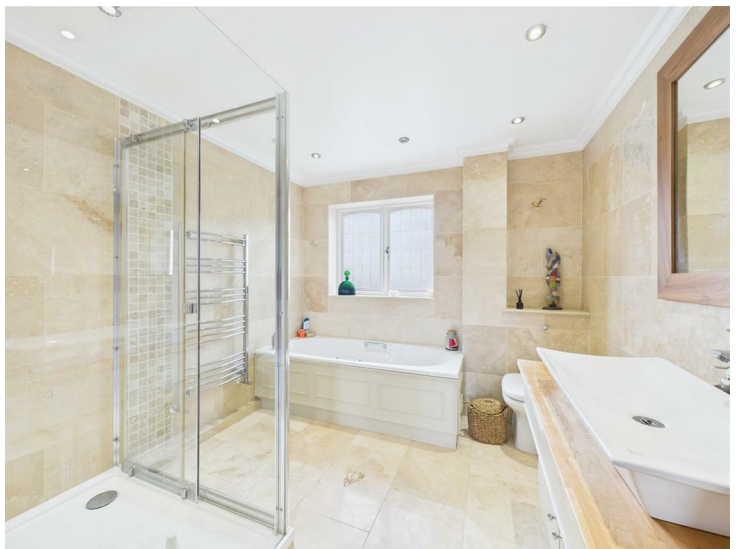
With central heating radiator, access to loft space and sealed unit double glazed and leaded window to rear.



Bathroom

8'11" x 8'9" (2.72 x 2.67)

Fully tiled with white suite comprising low flush WC, stylish vanity unit with wash handbasin, timber base with useful storage beneath, panelled bath, separate large shower cubicle, chrome towel rail/radiator, recessed ceiling spotlighting, decorative coving and sealed unit double glazed and leaded window to rear.



Outside



Council Tax Band G



Floor 0

Approximate total area[®]

1645 ft²
152.9 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area[®]

1227 ft²
113.9 m²

Reduced headroom

5 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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: G
Tenure: Freehold

