



GADSBY
NICHOLS

The Grange Main Road, Morley Smithy, Morley, DE7 6DG
Offers Around £630,000

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AN IMPRESSIVE AND APPEALING, DETACHED residence, enjoying mature gardens with open fields to the rear, in this desirable village semi-rural setting. Available with IMMEDIATE VACANT POSSESSION, the property offers an exciting scheme for refurbishment to individual taste, and having the benefit of oil-fired central heating and part-double glazing, the spacious accommodation briefly comprises: -

GROUND FLOOR, enclosed Entrance Porch, impressive Reception Hall, Cloaks/WC, large rear Lounge, Dining Room, Breakfast Kitchen with integrated appliances, Conservatory, and Utility Room. FIRST FLOOR, spacious landing, Three Double Bedrooms, and large Bathroom. OUTSIDE, attached Double Garage, car standing spaces, and front and rear gardens. EPC tbc, Council Tax Band G.

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THE PROPERTY



An impressive, individual detached residence, which offers excellent scope for an exciting scheme of refurbishment to individual taste. Affording a generous interior, with large bedrooms which could easily be divided and reconfigured to provide additional accommodation, if so required and subject to obtaining the usual planning and building regulation approvals. At present, the accommodation comprises; enclosed entrance porch, reception hall, cloaks/WC, two reception rooms, conservatory/reception room three, breakfast kitchen, utility room, three large double bedrooms, large bathroom, front garden, driveway to the attached double garage, ample car standing, and pleasant rear garden adjoining fields to the rear.

LOCATION



The property enjoys a sought-after village location within a semi-rural setting at Morley Smithy, on the fringe of the popular village of Morley. The property is within easy access of Derby city centre and comprehensive amenities. Morley benefits from its own primary school, with Morley Hayes Hotel and Golf Club close-by.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed northeast along the A608 Old Mansfield Road towards Heanor passing Broomfield College and continuing through the village of Morley, after passing Morley primary school on the right and The Three Horseshoes public house on the left, the property will be found on the main road, on the lefthand side.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13402.

ACCOMMODATION

Having the benefit of gas central heating, and part-double glazing, the detailed accommodation comprises: -

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

3.81m x 1.55m (12'6" x 5'1")

Having front entrance door, leaded-light glazed windows, tiled floor, and internal entrance door to the: -

IMPRESSIVE RECEPTION HALL

5.56m x 3.94m max (18'3" x 12'11" max)



Having parquet woodblock flooring, leaded-light glazed window to the front, central heating radiator, and stairs to the first floor.

CLOAKS/WC

Having suite comprising; low-level WC, and wash hand basin, together with double glazed window, central heating radiator, and parquet woodblock flooring.

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REAR LOUNGE

6.20m x 3.66m (20'4" x 12'0")



Having parquet woodblock flooring, ornate Adam-style fire surround with marble hearth, leaded-light double glazed windows to the side and rear, and central heating radiator.



FRONT DINING ROOM

5.11m x 3.23m plus (16'9" x 10'7" plus)



Measurements are 'plus recess'. Having leaded-light double glazed windows to the front and side, parquet woodblock flooring, exposed brick chimney breast and side arches with wide tiled hearth, an central heating radiator.

BREAKFAST KITCHEN

6.20m x 2.74m (20'4" x 9'0")



Having light-oak fitments comprising; two double base units, four single base units, two sets of drawers, one double wall unit, and four single wall units, together with stainless steel Baumatic gas hob with Baumatic stainless steel canopy over incorporating extractor hood and light, integrate electric double oven, integrated fridge, ample work surface areas with tiled splashbacks, one-and-a-half bow single-drainer sink unit, breakfast area, central heating radiator, and multi-pane glazed concertina doors to the: -

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CONSERVATORY

3.66m x 2.97m max (12'0" x 9'9" max)



Having brick base with UPVC double glazed windows over, tiled floor, UPVC double glazed double French doors to outside, and enjoying views to the rear over the fields.

UTILITY ROOM

2.87m x 1.78m (9'5" x 5'10")

Having one double base unit, double glazed window, and Worcester gas-fired central heating boiler providing domestic hot water and central heating.

FIRST FLOOR

SPACIOUS LANDING



Having two leaded-light double glazed windows to the front, and central heating radiator.

FRONT BEDROOM ONE

5.13m x 3.91m (16'10" x 12'10")



Having fitments comprising; range of fitted wardrobes, drawers, and cupboards, dressing table, and further drawers, together with leaded-light

double glazed windows to the front and side, and central heating radiator.

BEDROOM TWO

5.87m x 4.17m max (19'3" x 13'8" max)



Measurements are 'maximum into eaves'. Having fitments comprising; two fitted double wardrobes, together with two central heating radiators, and two leaded-light double glazed windows to the side enjoying open views.

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BEDROOM THREE

5.59m x 3.76m plus (18'4" x 12'4" plus)



Measurements are 'plus recess'.
Having fitments comprising; three double built-in wardrobes, together with central heating radiator, and leaded-light double glazed window to the rear enjoying views over the fields.

LARGE BATHROOM

4.27m x 2.72m (14'0" x 8'11")



Having suite comprising; low-level WC, bidet, two wash hand basins, circular bath, and separate shower cubicle, together with built-in airing cupboard, double glazed window, and central heating radiator.



OUTSIDE

FRONT GARDEN



The property is set back from the road behind a deep front garden, having laurel hedge screening, sweeping gravel driveway affording up to ten car standing spaces, and leading to the: -

ATTACHED DOUBLE GARAGE

5.44m x 5.49m max, 4.65m min (17'10" x 18'0" max, 15'3" min)

Measurements are '17'10" x 18'0" maximum, 15'3" minimum/5.44m x 5.49m maximum, 4.65m minimum'.

Having twin up-and-over doors to the front, and electric power and light.

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SECLUDED REAR GARDEN



Adjoining fields to the rear, having lawn, flower borders, and patio area.

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the

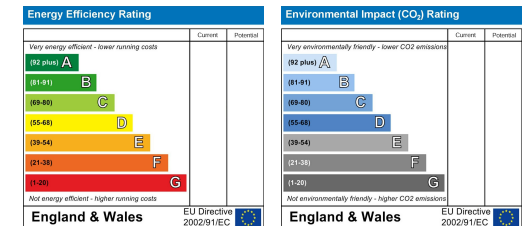
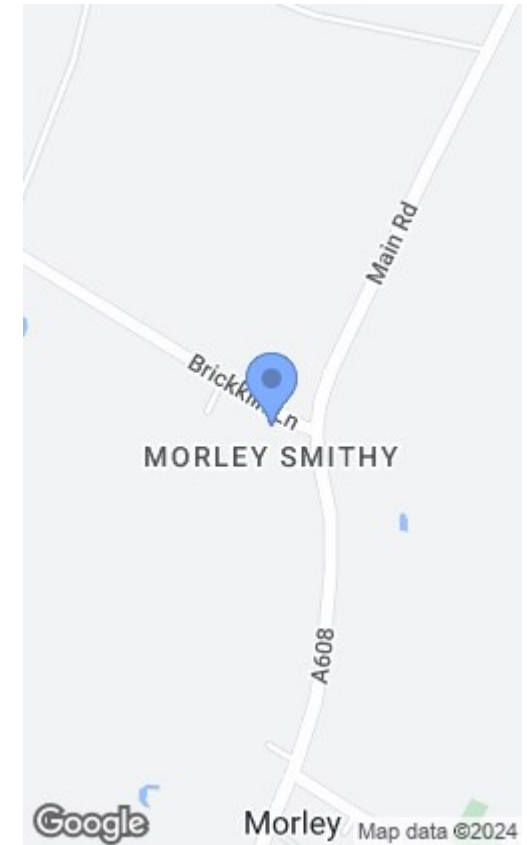
relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13402



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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