



83a Heanor Road, Smalley, Ilkeston, Derbyshire, DE7 6DX

£450,000



OFFERED WITH VACANT POSSESSION/ NO CHAIN. A beautifully presented and well proportioned family home situated in the desirable village of Smalley. Offering generously proportioned four bedroom accommodation with front and rear gardens, enjoying countryside views with driveway providing ample off road parking and double garage. Viewing is highly recommended.



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The immaculately proportioned and traditionally style family home offers quality accommodation comprising entrance porch/sun lounge, reception hallway, elegant sitting room with feature fire place and patio doors opening onto the garden, dining room, home office and an impressive breakfast kitchen well equipped with quality units and integrated appliances. There is a useful utility room, guest WC and entrance lobby to the side. To the first floor there is an open landing with four goodsized bedrooms (principle bedroom with ensuite shower room and fitted wardrobes) and a luxury bathroom with five piece suite.

Benefitting from quality UPVC double glazed windows and doors, gas fired condensing regular boiler feeding a pressurized heating system and vented hot water cylinder complete with a immersion heater, security alarm system and discrete CCTV.

To the front of the property is a lawned fore garden with established trees and shrubs behind a dwarf wall. The driveway to the side provides ample off road parking, hardstanding and leads to a detached garage. The rear enclosed garden is laid to lawn with a 6 hole golf green, UPVC sun lounge and paved patio with electric awning over.

Smalley is a desirable location, having open countryside and many walks close by with its primary schools, parish church and public

houses. With access to near by Heanor, with its excellent secondary school, shopping and leisure facilities. Derby and Nottingham are within easy reach via A38, A610 and M1. There are many local walks to Shipley Park and open countryside to enjoy.

ACCOMMODATION

Enter the property via uPVC double doors to the front.

ENTRANCE PORCH/ SUN LOUNGE

There is ceramic tile flooring, central heating radiator, inset spotlights to ceiling and dual aspect uPVC double glazed windows to the front and side enjoy views to the front,. A feature brick archway and door open into the hallway.

RECEPTION HALLWAY

A welcoming space with central heating radiator, coving to ceiling, useful under stairs storage cupboard and stairs climb to the first floor.

SITTING ROOM

19' x 11' (5.79m x 3.35m)

An elegant room with a sand stone fire surround with marble hearth and insert housing a coal effect living flame gas fire, two radiators, coving to ceiling, TV aerial point, wall lighting, feature internal window, uPVC double glazed window to the side uPVC french doors open onto the garden and provide open views to the rear.

HOME OFFICE

9' x 9' (2.74m x 2.74m)

There is a central heating radiator, coving to ceiling and a uPVC double glazed window to the side.

DINING ROOM

15' x 10' (4.57m x 3.05m)

There is a stone built fireplace with wooden mantel shelf and TV plinth with aerial point, central heating radiator, uPVC double glazed window to the front and an internal window to the kitchen.

BREAKFAST KITCHEN

14' x 11' (4.27m x 3.35m)

Comprehensively appointed with a quality range of cream high gloss base cupboards, drawers and eye level units with granite work surface and upstand over incorporating an inset stainless steel sink drainer with mixer taps. Integrated appliances include a n electric oven, five ring gas hob with extractor hood over, microwave, dishwasher and fridge. There is under plinth lighting, inset LED

lights and spotlights to ceiling, radiator, tile effect vinyl flooring and uPVC double glazed window to the rear elevation overlooking the garden and countryside beyond.

SIDE ENTRANCE LOBBY

Tile effect vinyl flooring, uPVC double glazed door to the side elevation, inset spotlights and doors to utility room and WC.

UTILITY ROOM

Appointed with wall and base units, work surface with inset ceramic sink, space and plumbing for washing machine, space for dryer, cupboard housing the wall mounted combination boiler (serving the domestic hot water and central heating system) inset spotlight to ceiling, splash back wall tiling and uPVC double glazed windows to the rear and side elevation.

GUEST WC

Having a Low flush WC, vanity wash hand basin, central heating radiator, complementary half tiling, tile effect vinyl flooring and a uPVC double glazed window.



FIRST FLOOR

GALLERY LANDING

A naturally light and spacious area with a central heating radiator, coving to ceiling, uPVC double glazed window to the front elevation and there is access to the roof void.

PRINCIPLE BEDROOM ONE

11' x 10' (3.35m x 3.05m)

Having a range of fitted furniture double wardrobes, dressing table and bed side cabinets, coving, TV aerial point and uPVC double glazed window to the front elevation.

ENSUITE

Appointed with a shower enclosure, low level WC, pedestal wash hand basin, half tiling, heated towel radiator, ceramic tiled floor, inset spotlights and a uPVC double glazed obscure window to the side elevation.

BEDROOM TWO

14'x9' (4.27mx2.74m)

Fitted with a range of built-in wardrobes,

dressing table, drawers and bedside cabinets, TV aerial point, radiator and a uPVC double glazed window to the front elevation enjoying countryside views to the front.

BEDROOM THREE

13' x 10' (3.96m x 3.05m)

Having a radiator, fitted wardrobes, dressing table, storage cupboards and a uPVC double glazed window to the rear elevation enjoying views.

BEDROOM FOUR

10'x 8' (3.05mx 2.44m)

Having fitted wardrobes, vanity wash basin and a uPVC double glazed window to the rear elevation enjoying countryside views.

LUXURY BATHROOM

Appointed with a five piece suite comprising corner bath with bath filling taps, shower enclosure with thermostatic shower, pedestal wash hand basin, bidet and low flush WC. There is complementary full tiling, two heated towel radiators, ceramic tiled floor, built-in storage cupboard, inset spot lighting, and a



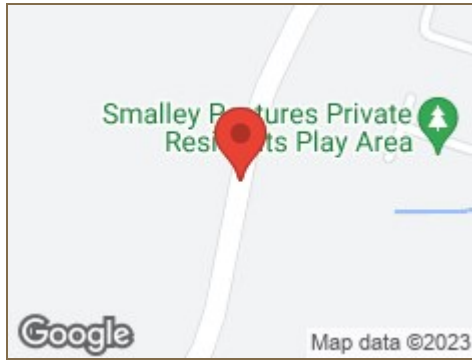
uPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a lawned garden with established borders and mature trees. A driveway provides ample off street parking for multiple vehicles and leads to a double garage providing power, lighting and an electric up and over door. There is gated side access to a private and enclosed rear garden mainly laid to lawn with borders, patio area with electric awning enjoying countryside views, putting green, CCTV, cold water outside tap and summer house. The summer house has uPVC double glazed windows and door, power points, lighting and tile flooring.



Road Map



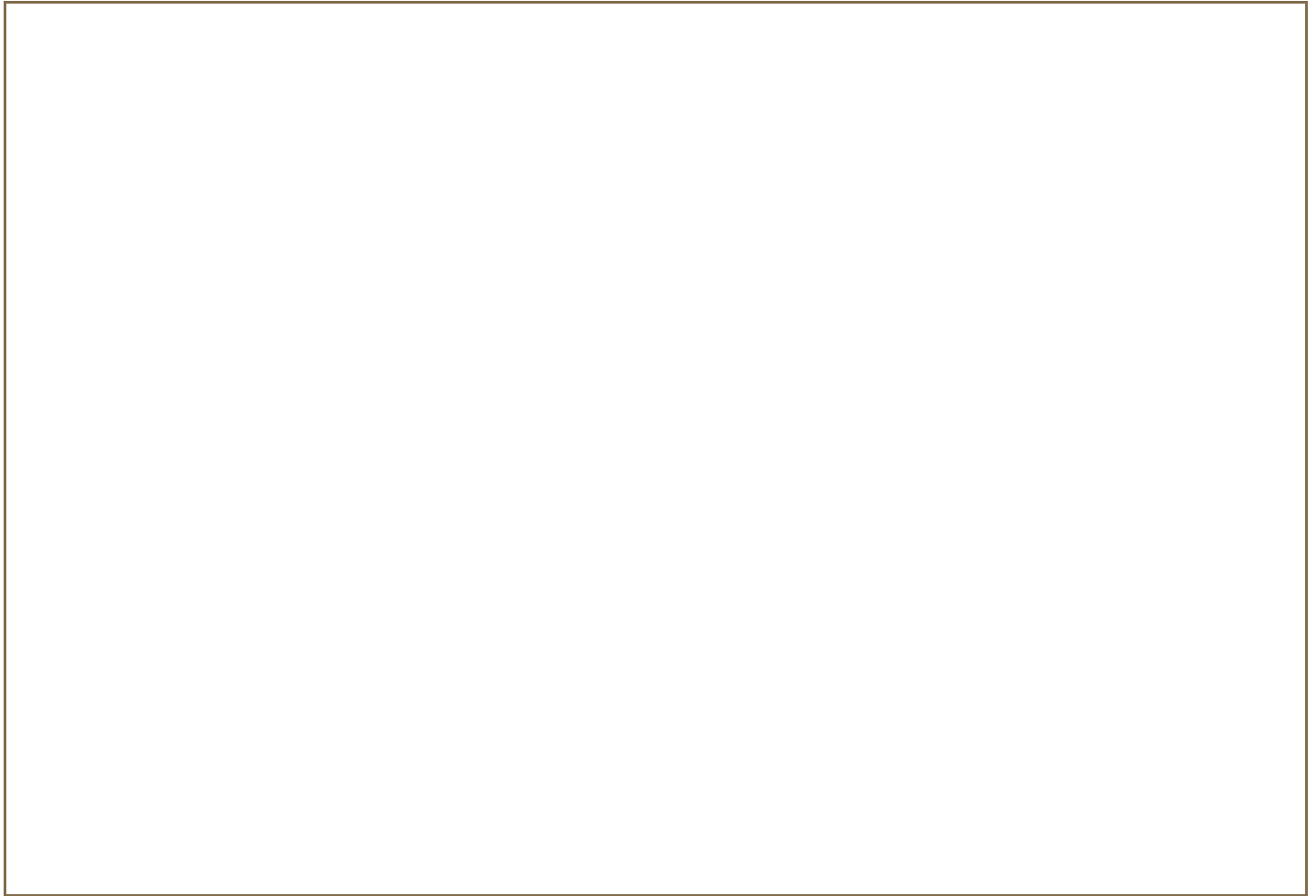
Hybrid Map



Terrain Map



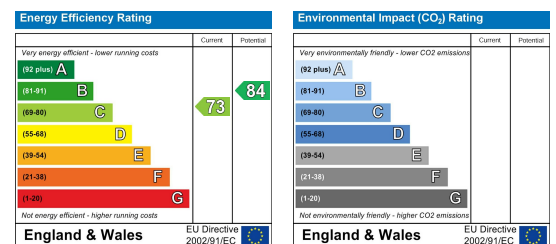
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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