



10 Meadow Drive, Smalley, DE7 6PH

£269,950



Offered with vacant possession/ no chain. A well proportioned and beautifully presented three bedroom semi detached family home, situated in the popular village of Smalley. Having south facing gardens, driveway providing ample car parking and garage. Viewing is strongly recommended.



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The generously proportioned modern accommodation comprises entrance hallway, guest WC, spacious lounge and well equipped dining kitchen with integrated appliances and French doors onto the garden. To the first floor there are three good sized double bedrooms, (principal bedroom with ensuite shower room) and family bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating and security alarm system.

To the front of the property is fore garden with a driveway to the side, providing ample off road parking and leading to a garage. The south facing landscaped garden is laid to lawn with a sunny seating area enjoying a high degree of privacy.

Smalley is a sought after village with parish church, primary school and nursery, popular village pub and easy access to Derby and Nottingham via major road links ie A610, A38 and M1. There is an excellent secondary school and shopping in nearby Heanor with many countryside walks in beautiful Shipley Park.

ACCOMMODATION

A half glazed composite entrance door allows access.

RECEPTION HALLWAY

There is a range of coat hangings, radiator, useful under stairs cupboard and stairs climb

to the first floor. Internal contemporary doors open into :

LOUNGE

16' x 10' (4.88m x 3.05m)

Having a UPVC double glazed window to the front, radiator, TV aerial point.

DINING KITCHEN

17'9 x 10'3 (5.41m x 3.12m)

Comprehensively appointed with a range of stylish high gloss base cupboards, drawers and eye level units in Kashmir with work surface over incorporating a granite effect work surface over incorporating a stainless steel sink drainer with mixer taps and upstand. Integrated appliances include an electric oven, gas hob, extractor hood, fridge freezer and space for a washing machine. There is inset spot lighting, wood effect flooring, radiator, UPVC double glazed window to the rear and UPVC French doors allow access to the garden.

ON THE FIRST FLOOR

LANDING

Having a UPVC double glazed window to the side elevation, an in-built cupboard provides storage and there is access to the roof void.

BEDROOM ONE

12'8 x 11'2 (3.86m x 3.40m)

There is a built-in double wardrobe, UPVC double glazed window to the front elevation, radiator and TV aerial point.

ENSUITE

Fitted with a shower enclosure with a thermostatic shower, wall mounted wash hand basin and low flush WC, complementary half tiling, heated towel radiator, vinyl flooring, extractor fan, inset spot lights and UPVC double glazed window to the side.

BEDROOM TWO

11'3 x 10'4 (3.43m x 3.15m)

Having a radiator, TV aerial point and UPVC double glazed window to the rear elevation enjoying views.

BEDROOM THREE

8'6 x 8'2 (2.59m x 2.49m)

There is a UPVC double glaze window to the front elevation, radiator and TV aerial point.

BATHROOM

Beautifully appointed with a panelled bath, wall mounted wash hand basin and low flush WC. There is a heated towel radiator, vinyl flooring and complementary half tiling, UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a pleasant fore garden with open canopy porch, external light and a path to the side provides access to the rear garden. A tarmac driveway provides ample car parking and leads to a garage.

GARAGE

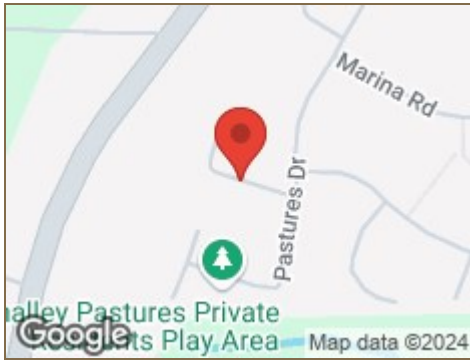
Having an up and over door, light and power.

GARDEN

The south facing rear garden is mainly laid to lawn with paved seating area, steps leads to a gravelled patio, perfect for alfresco dining and an outside tap. There is a secure wooden gate to the side.



Road Map



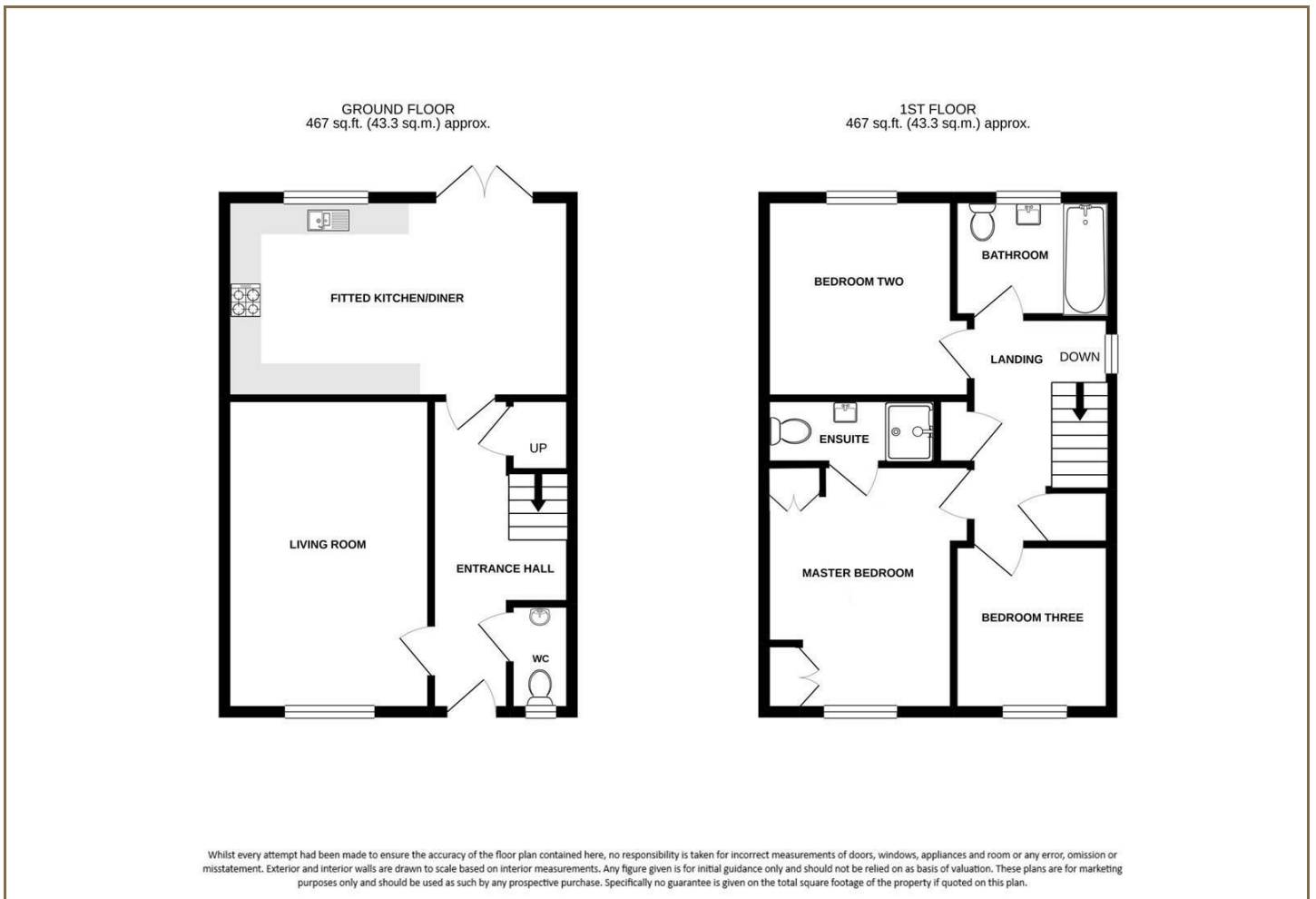
Hybrid Map



Terrain Map



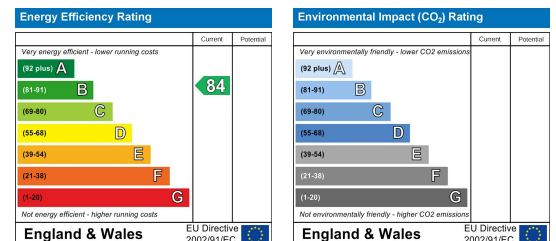
Floor Plan



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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