



## 3 Bed House - Detached

The Gables Woodside, Morley, Derbyshire DE7 6DG  
Offers Around £595,000 Freehold



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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Fantastic New Build Detached Home
- Countryside Views
- Living Room & Study
- Superb Living Kitchen/Dining Room with Island
- Utility & Cloakroom/W.C.
- Three Double Bedrooms
- En-Suite & Family Bathroom
- Private Garden
- Driveway & Double Garage
- Builders Warranty - Viewing Recommended

STUNNING NEW HOME & VIEWS - This exciting new build detached house offers a perfect blend of modern living and semi-rural tranquillity, this property boasts stunning views that enhance its appeal.

Upon entering, you will find a living room and study that provide ample space for relaxation and entertainment. The heart of the home is a magnificent living kitchen/dining room with quality appliances and kitchen island, designed to be both functional and stylish, making it ideal for family gatherings or hosting friends. The property features three generously sized double bedrooms, ensuring comfort for all family members or guests and two well-appointed bathrooms.

The exterior of the house is equally impressive, featuring a private garden that offers a peaceful retreat for outdoor enjoyment. The property also includes a driveway along with a double garage, providing convenience and security for your vehicles and additional storage.

This high specification home is perfect for those seeking a modern lifestyle in a serene setting. With its thoughtful design and attention to detail, this detached house is an exceptional opportunity for families or individuals looking to invest in a beautiful new home.

The property benefits from under floor heating downstairs with radiators on the first floor, aluminium windows, all flooring, wired for internet and building warranty - 6 years. Alarmed.

#### The Location

Woodside in Morley is a particularly sought after area in Morley and in turn approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. Private education include Trent college, The Old Vicarage, Derby High School and Derby Grammar School for boys. For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walks.

#### Accommodation

#### Ground Floor

### Entrance Hall

17'2" x 5'9" (5.24 x 1.77)

With oak front door.

### Cloakroom

7'11" x 2'3" (2.42 x 0.69)

With cupboard area.

### Lounge

20'6" x 12'9" (6.26 x 3.89)



### Study

9'10" x 5'5" (3.00 x 1.66)





## Living Kitchen/Dining Room

24'11" x 18'9" (7.60 x 5.73)

With appliances and island.



## Utility

7'1" x 5'5" (2.16 x 1.67)

## First Floor Landing

8'0" x 3'2" (2.45 x 0.98)

With loft hatch and ladder to storage area.

### Bedroom One

18'1" x 10'4" (5.52 x 3.17 )

With wardrobe.



### Storage Space

7'6" x 4'0" (2.29 x 1.22)

### En-suite

9'4" x 4'10" (2.85 x 1.48)

A three-piece suite.



### Bedroom Two

12'9" x 12'7" (3.89 x 3.85)

With wardrobe.



### Wardrobe Space

8'5" x 2'0" (2.59 x 0.61)

### Bedroom Three

14'11" x 11'8" (4.55 x 3.58)



### Family Bathroom

7'11" x 7'8" (2.43 x 2.34)



### Private Garden

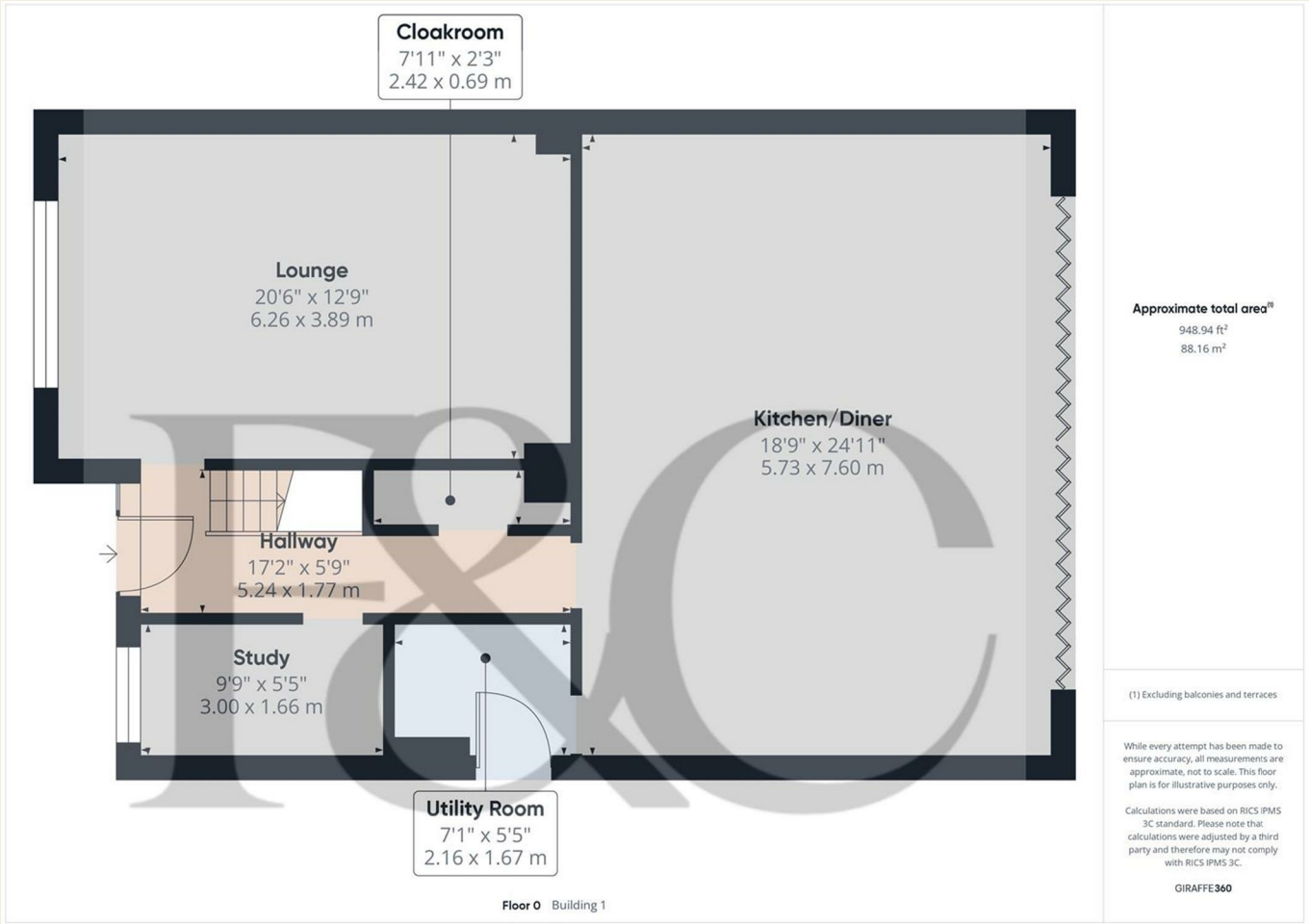


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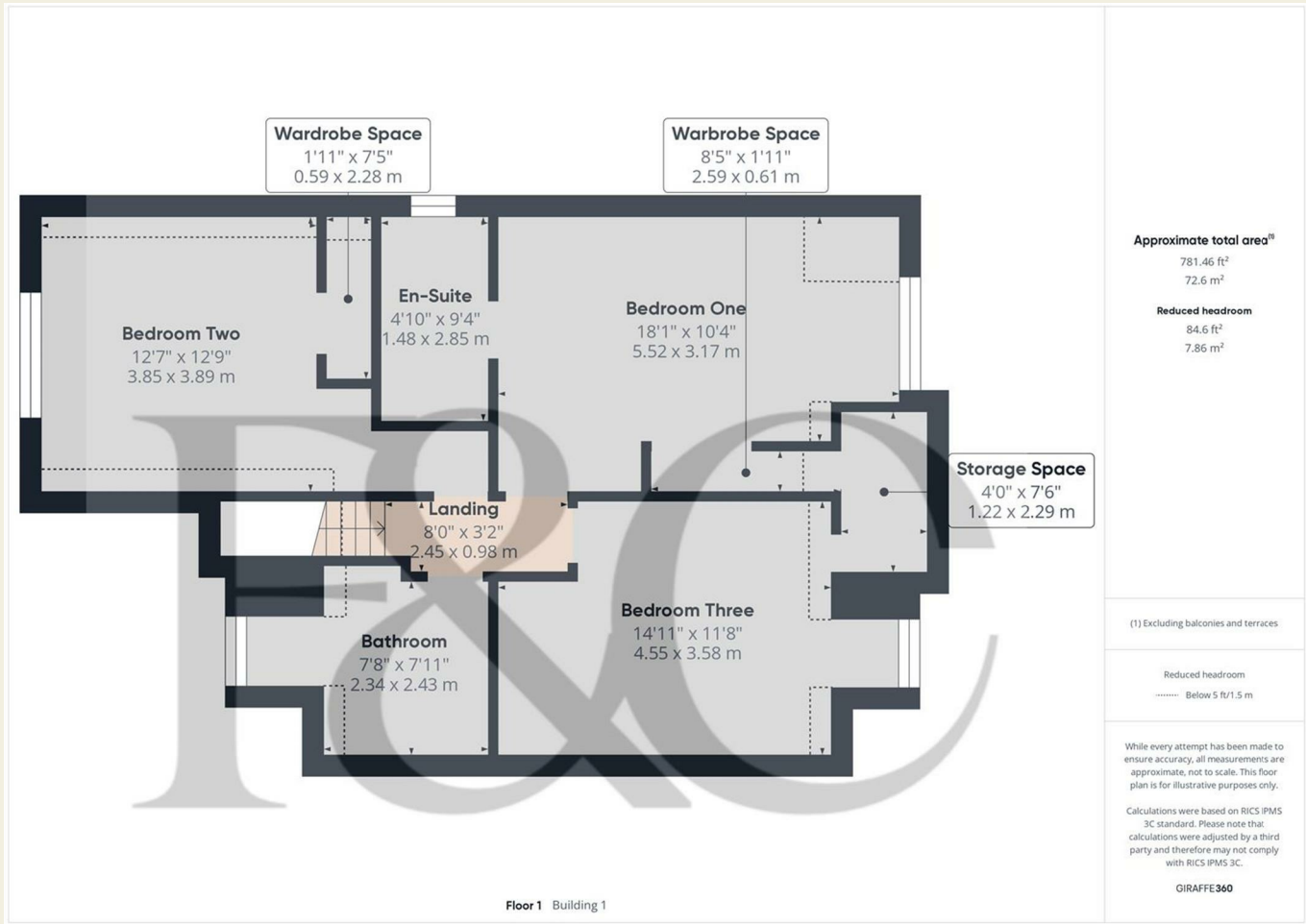
Driveway



Double Garage  
17'8" x 17'3" (5.41 x 5.26)  
With Electric Door.

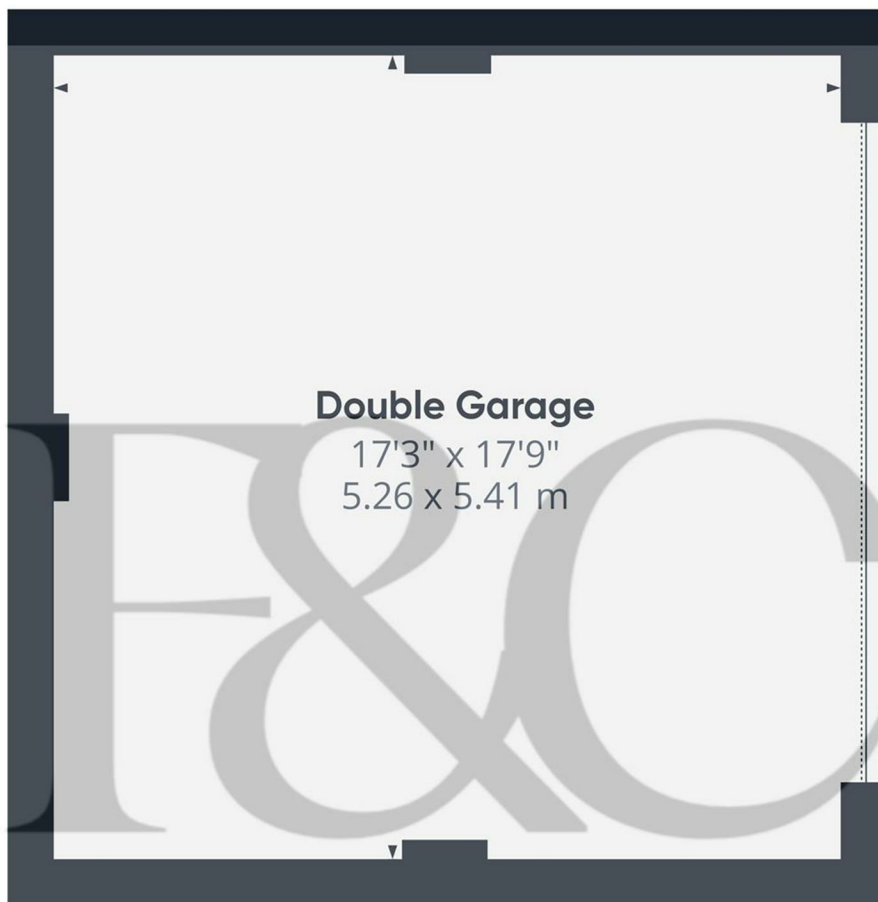


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Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

311.94 ft<sup>2</sup>  
28.98 m<sup>2</sup>


(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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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