



4 Bed House - Detached

21 Dob Holes Lane, Smalley, DE7 6EN

Price £499,950 Freehold



4



2



2



C

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Stylish Contemporary Detached Home
- Pleasant Open Views to Front
- Spacious Lounge with Bi-folding Doors
- Superb Living Kitchen/Dining Room
- Utility Room & Cloakroom
- Three/Four Double Bedrooms (Bedroom Four/Study)
- Fitted En-Suite & Fitted Bathroom
- South Facing Garden
- Large Gravel Driveway
- Garage with Electric Door

Nestled in the charming village of Smalley, this stylish contemporary detached home offers a perfect blend of modern living and serene countryside views. Spanning an impressive 1,813 square feet, this property boasts ample space for families or those seeking a comfortable retreat.

The heart of the home is undoubtedly the superb living kitchen and dining room, which provides a wonderful space for family gatherings and culinary adventures. The large windows allow natural light to flood the area, enhancing the warm and welcoming atmosphere.

The property features three/four (study) well-proportioned bedrooms, providing plenty of room for family members or guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all.

Outside, the south-facing garden is a delightful spot to enjoy the sunshine, perfect for summer barbecues or simply unwinding with a good book. The large gravel driveway offers parking for up to four vehicles, complemented by a garage for additional storage or vehicle protection.

With pleasant open views to the front, this home not only provides a comfortable living space but also a picturesque setting.

The Location

Smalley is a highly desirable sought-after village with great amenities, these include a reputable primary school, a popular public house, historic church, cricket club, tennis courts, recreational ground, post office and walks to nearby beauty spots including Shipley Country Park accessible on foot via Bell Lane which offers some delightful walks and cycle paths, visitor centre with cafe. There is easy access to Derby city centre and nearby town of Heanor between which a regular bus service runs. Golf courses Morley Hayes, Breadsall Priory and Horsley Lodge are also close at hand.

Accommodation

Ground Floor

Porch

6'9" x 5'8" (2.08 x 1.75)

With tile flooring, spotlights to ceiling and entrance door with inset window with matching side double glazed windows.



Hallway

14'8" x 5'8" (4.49 x 1.74)

With matching tiled flooring with underfloor heating, radiator, split-level staircase leading to first floor



Lounge

21'9" x 11'1" (6.64 x 3.40)

With featured display tiled fireplace with alcoves, wood flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed window to rear with internal plantation shutter blinds, feature double glazed bifolding doors opening onto sun decking and internal glazed door with chrome fittings.



Living Kitchen/Dining Room

28'5" x 12'9" (8.68 x 3.89)



Dining Area

With chimney breast with tiled fireplace display alcove, wood flooring, radiator, deep skirting boards and architraves, high ceiling, spotlights to ceiling, air conditioning unit, featured double glazed bifolding doors opening onto raised decking area and south facing rear garden.



Kitchen Area

With central island incorporating inset stainless steel sink unit with chrome mixer tap, a good range of fitted base cupboards underneath with matching worktops, integrated Bosch dishwasher, a further range of wall and base fitted cupboards again with matching worktops, Rangemaster cooker with concealed extractor hood, space for large fridge/freezer, built-in wine rack, matching wood flooring, concealed worktop lights, high ceiling, spotlights to ceiling, double glazed window with internal plantation shutters, deep skirting boards and architraves and glazed internal door.



Double Bedroom Four/Study

10'8" x 10'8" (3.27 x 3.27)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed window to front with internal plantation shutter blinds and internal door with chrome fittings.



Utility Room

14'6" x 4'1" (4.44 x 1.27)

With single stainless steel sink unit with mixer tap, fitted worktops, plumbing for automatic washing machine, space for tumble dryer, tile flooring with underfloor heating, radiator, spotlights to ceiling, extractor fan, integral door giving access to garage, double glazed window and double glazed door giving access to south facing garden.



Cloakroom

4'9" x 2'5" (1.47 x 0.75)

With low level WC, wash basin, matching tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and internal door with chrome fittings.



First Floor Landing

8'10" x 5'8" (2.71 x 1.75)

Double Bedroom One

17'2" x 16'9" (5.24 x 5.11)

With wardrobes providing good storage with rails and shelves, two radiators, air conditioning unit, two double glazed dormer windows to front and internal door with chrome fittings.



En-Suite

9'11" x 7'3" (3.03 x 2.23)

With walk-in double shower with chrome fittings including shower, twin wash basins both having chrome fittings, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed Velux window with fitted blind to rear internal door with chrome fittings.



Double Bedroom Two

11'8" x 10'9" (3.58 x 3.30)

With radiator, two double glazed Velux windows with fitted blinds to rear and internal door with chrome fittings.



Double Bedroom Three

10'10" x 10'8" (3.31 x 3.27)

With radiator, double glazed dormer window with aspect to front and internal door with chrome fittings.



Family Bathroom

9'8" x 7'0" (2.96 x 2.15)

With bath with shower over with shower screen door, fitted wash basin, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed Velux window with fitted blind to rear and internal door with chrome fittings.



Driveway

To the front of the property is a large, gravelled driveway providing car standing spaces for three/four vehicles.



Garden

To the rear of the property is a generous sized, south facing, rear garden laid to lawn with raised decking area providing a pleasant sitting out entertaining space.



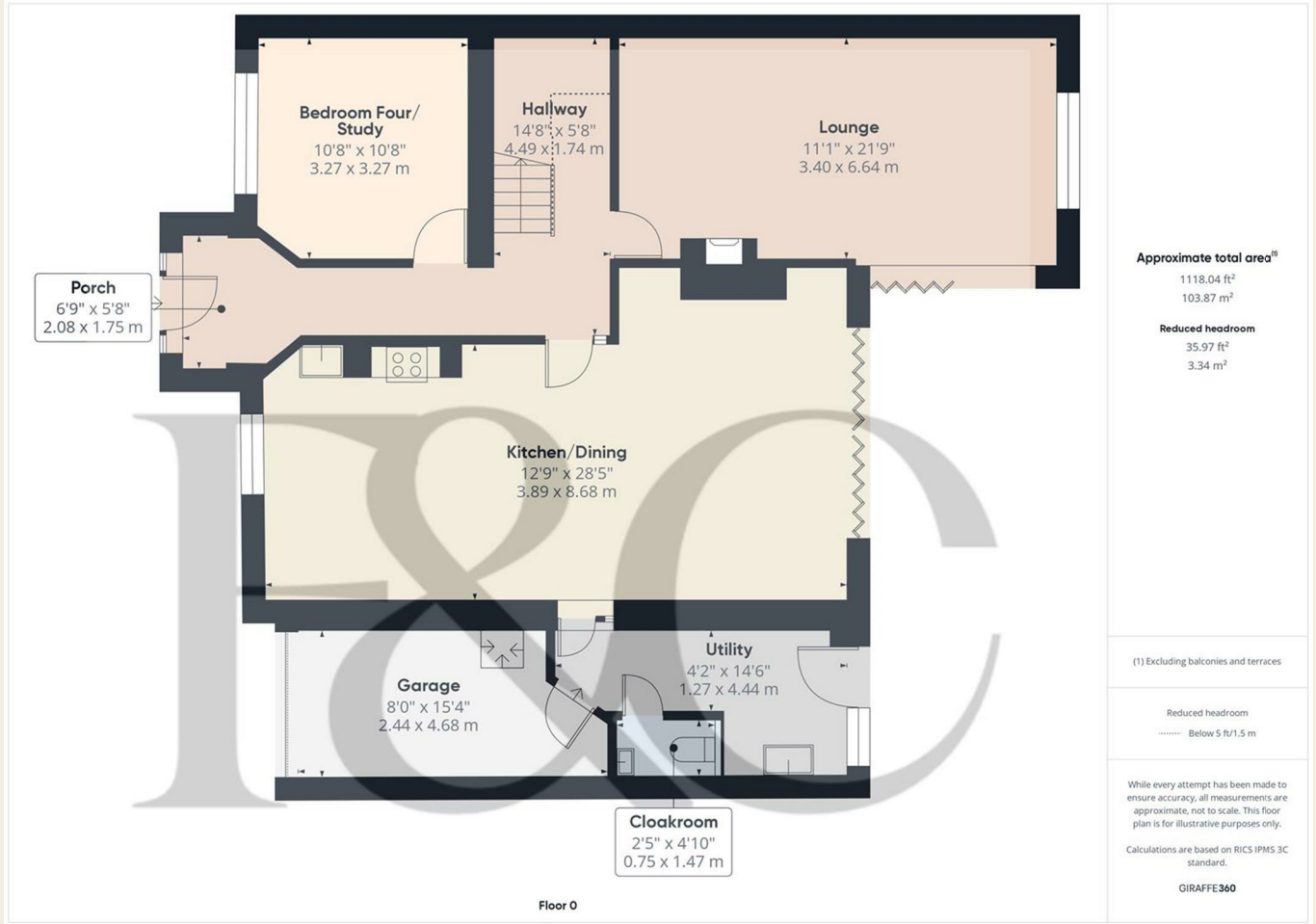
Garage

15'4" x 8'0" (4.68 x 2.44)

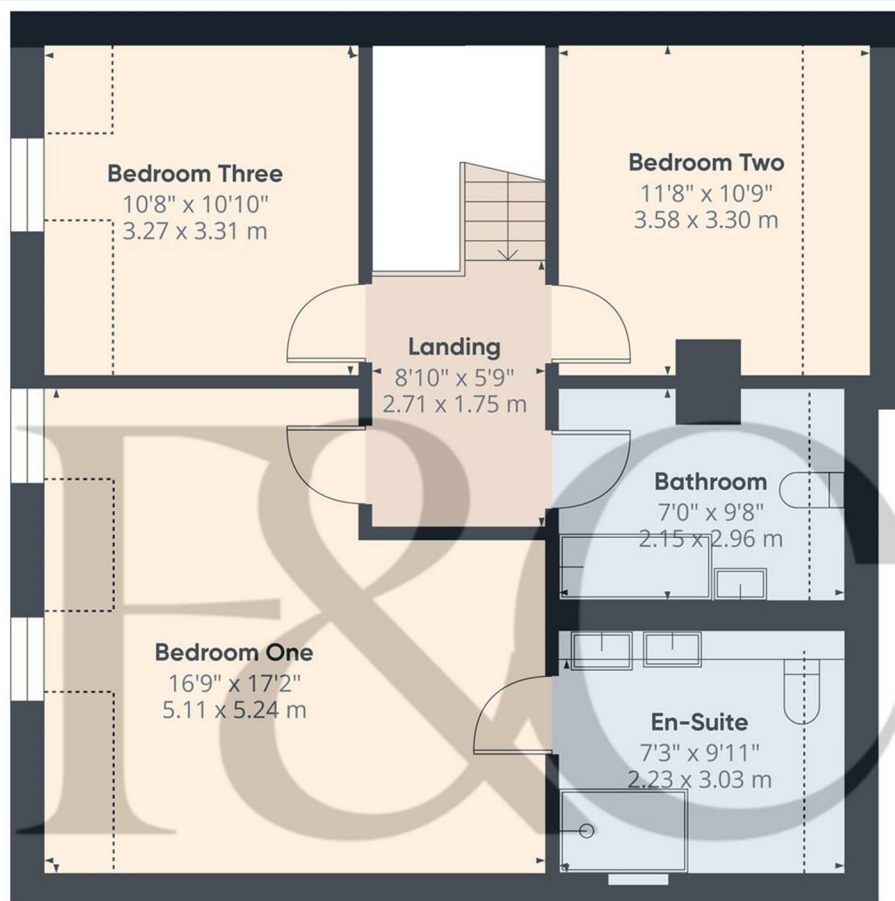
With concrete floor, power and lighting, central heating boiler, hot water cylinder, plumbing for automatic washing machine, electric roll up door and integral door giving access to the property.

Council Tax Band D





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1

Approximate total area⁽¹⁾

694.92 ft²
64.56 m²

Reduced headroom

84.47 ft²
7.85 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

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

77

84

Environmental Impact (CO₂) Rating

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