Fletcher & Company

6 Woodland Close, Smalley, Ilkeston, Derbyshire, DE7 6NU

Offers Around £345,000

Freehold

- Superbly Presented, Modern Detached House
- Ideal for a Family
- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Open Plan Dining Kitchen
- Four First Floor Bedrooms, Principal with En-Suite & Bathroom
- Impressive, Private Well-Established Rear Garden
- Good Sized Driveway & Integral Garage
- Close to a Good Range of Amenities

Summary

This is a superbly presented, modern four bedroom detached residence occupying a popular estate location between Smalley and Heanor. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge and open plan dining kitchen.

The first floor features principal bedroom with en-suite shower room, three further bedrooms and well-appointed bathroom.

Outside, the property is set back behind a well-maintained driveway with borders to either side, integral garage and pathway to side leading to the garage. To the rear of the property is a fabulous, private well-established garden with patio area, lawn, raised decked area, raised borders containing plants and shrubs, close slat timber fencing, space for timber shed and a pleasant backdrop of mature trees.

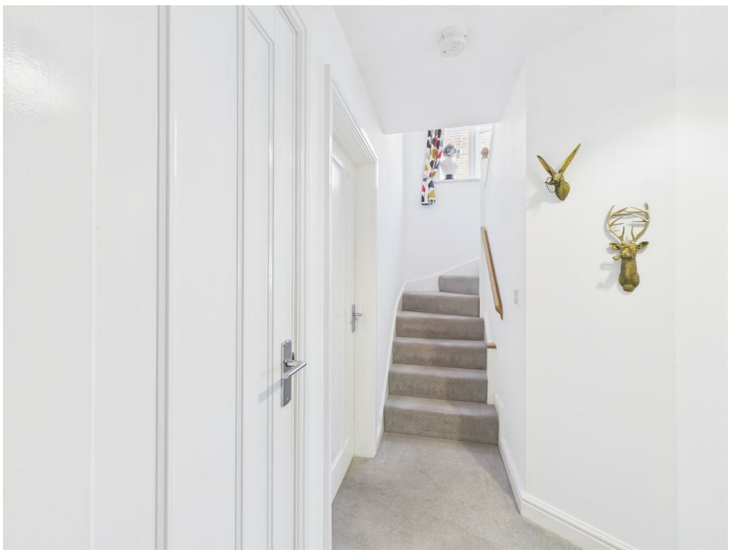
The Location

The property's position allows easy access into Smalley Village with shop, primary school, church, cricket ground and recreational ground. It also gives easy access to the town of Heanor with highly regarded Heanor Gate Secondary School, a good selection of shops including supermarket, small retail park, pubs, market square, restaurants and bus service into Derby City Centre.

Accommodation

Entrance Hall

A panelled and glazed entrance door with inset doormat provides access to the entrance hall with central heating radiator and staircase to first floor.



Fitted Guest Cloakroom

5'8" x 3'10" (1.74 x 1.17)

With a low flush WC, pedestal wash handbasin with tiled surround, central heating radiator and double glazed window to side.

Lounge

14'7" x 8'8" (4.47 x 2.65)

Having a central heating radiator, feature wood panelled wall and double glazed window to front.

Open Plan Dining Kitchen

21'2" x 11'6" (6.46 x 3.53)

This is a good sized dining area with central heating radiator, wood effect flooring, stylish worktops, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset gas hob with extractor hood over, built-in double oven, integrated fridge freezer and dishwasher, recessed spotlighting, double glazed window to rear and double glazed French doors to garden.

Kitchen Area

Dining Area

First Floor Landing
7'9" x 6'3" (2.37 x 1.91)
With semi-galleried landing with feature balustrade, double glazed window to side and access to loft space.

Principal Bedroom
12'0" x 10'7" (3.68 x 3.24)
Having central heating radiator, fitted wardrobes with sliding mirrored doors, feature wood panelled walls and double glazed window to rear.

Stylish En-Suite Shower Room

8'1" x 3'10" (2.47 x 1.19)

Comprising low flush WC, pedestal wash handbasin, part tiled surround, separate shower cubicle, chrome towel rail/radiator, shaver point and double glazed window to side.

Bedroom Two

11'10" x 9'1" (3.61 x 2.77)

With central heating radiator and double glazed window to rear.

Bedroom Three

9'0" x 8'11" (2.76 x 2.72)

Having central heating radiator and double glazed window to front.

Bedroom Four
11'11" x6'0" (3.64 x1.83)
With central heating radiator and two double glazed windows to front.

Bathroom
8'0" x 6'5" (2.44 x 1.97)
Partly tiled with a stylish white suite, low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel rail/radiator, shaver point and double glazed window to side.

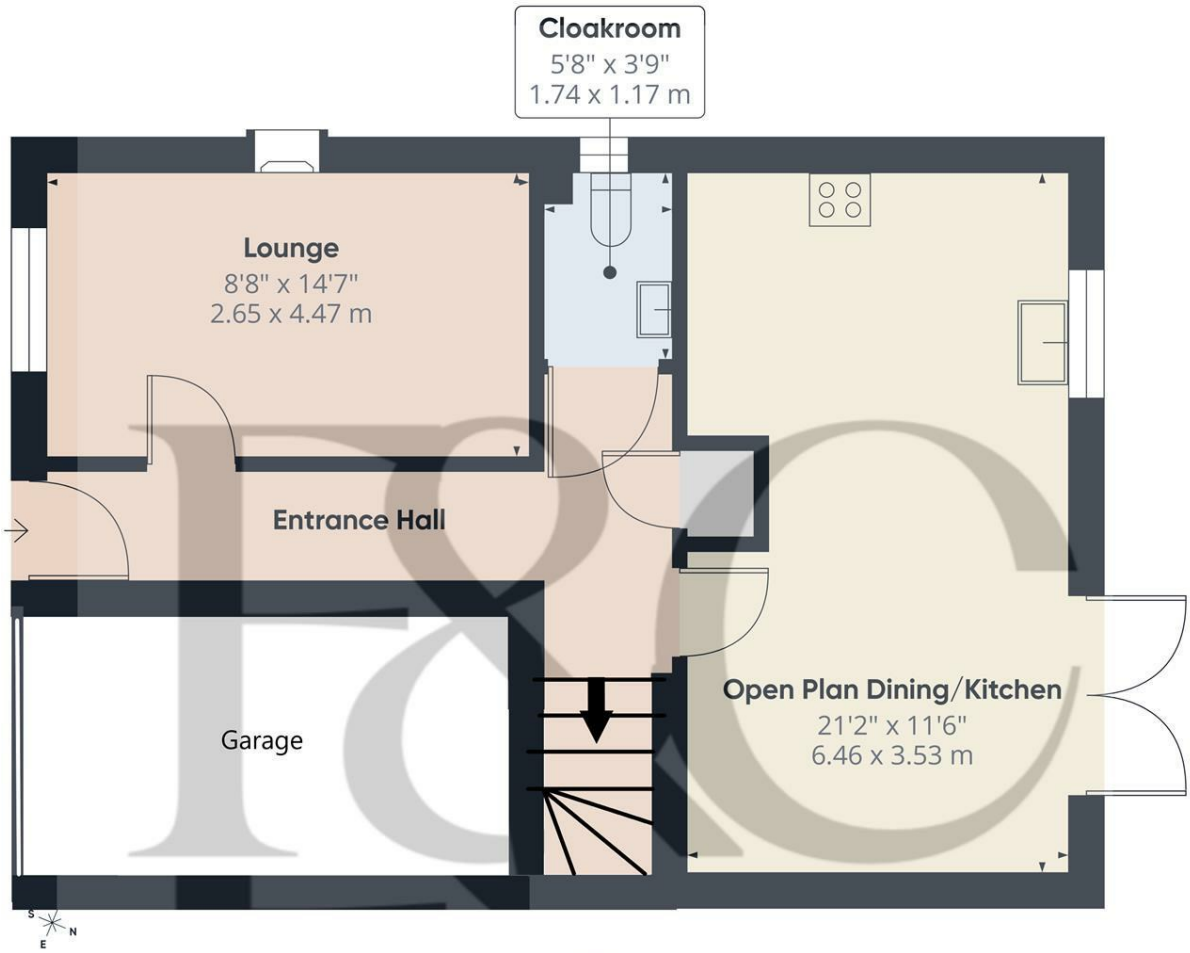
Outside

The property is set back behind a driveway providing off-road parking and access to an integral single garage. To the rear is a well-established private garden with patio, decking, lawn and herbaceous borders. A timber shed is included in the sale.

Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £184.94. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band D



Floor 0

Approximate total area(1)

400 ft²

37.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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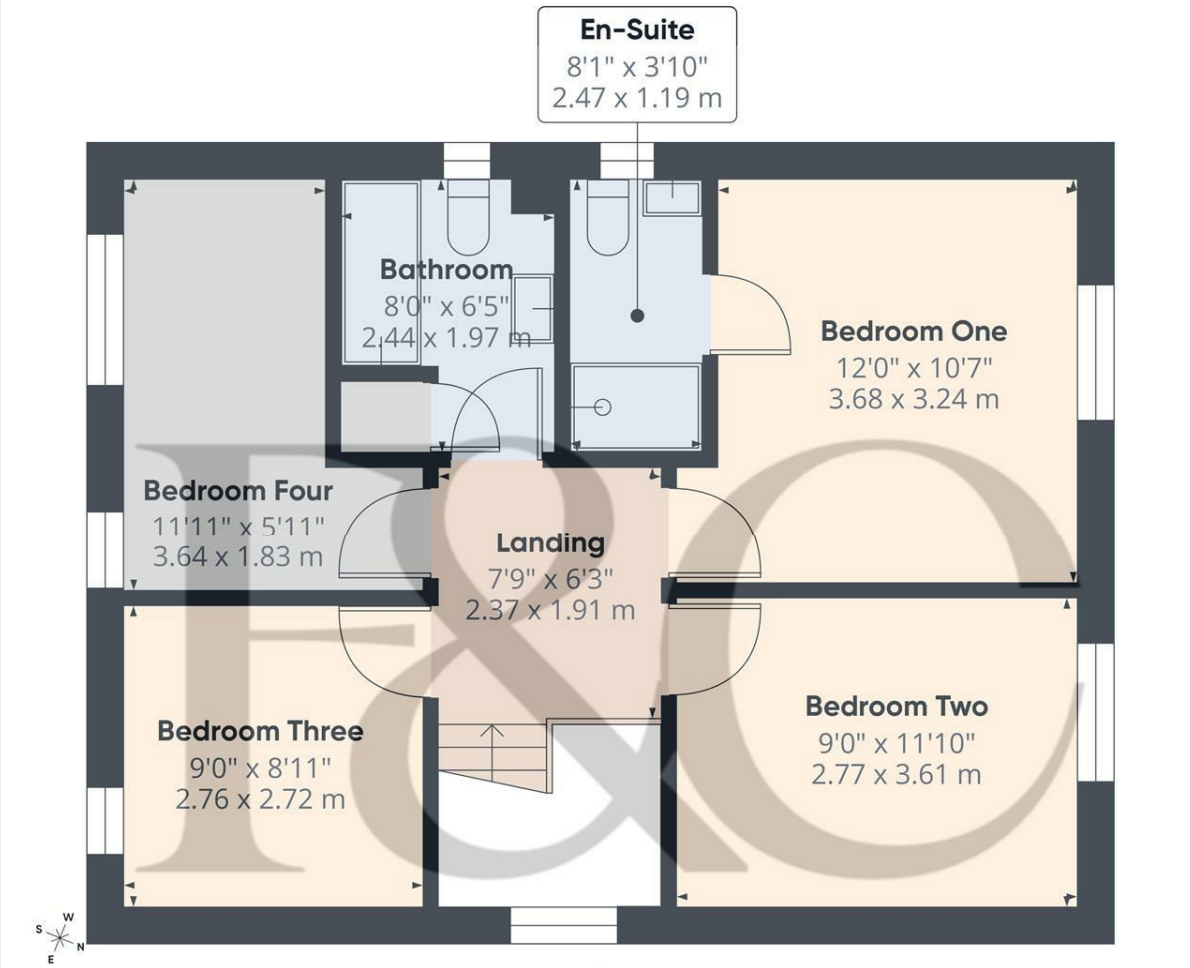

Floor 1

Approximate total area(1)

529 ft²

49.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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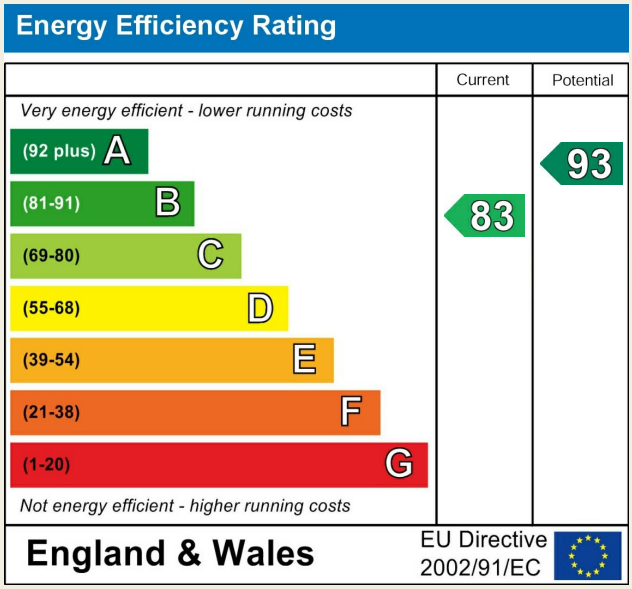

Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

6 Woodland Close
Smalley
Ilkeston
Derbyshire
DE7 6NU

Council Tax Band: D
Tenure: Freehold