

Home 2 Sell

Quality Service For Less



8 Greenside View

Smalley, Ilkeston, DE7 6JT

£375,000



Home2sell are delighted to offer to the market this sympathetically extended four bedroom family home situated in the ever popular village of Smalley which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. The gas centrally heated and PVCu double glazed property comprises in brief of entrance hall, guest cloakroom WC, Lounge with feature multi fuel burning stove, utility room, Open plan dining kitchen having built in appliances. To the first floor landing a master bedroom with en-suite shower room, two further well proportioned bedrooms and a family bathroom having a three piece suite. To the second floor a further double bedroom with Velux style windows. Outside to the front off road parking and a brick built secure storage facility. To the rear a delightful garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear having raised well stocked borders and specimen trees. The property has the benefit of air conditioning and can only be truly appreciated when viewed.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch canopy the property is entered via a composite door with glazed inserts, central heating radiator, laminate wood grain effect flooring and ceiling light. Stairs off to the first floor landing.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin with complimentary splash back tiling. Central heating radiator and laminate wood grain effect flooring.

Lounge

13'5" x 13'10" (4.10m x 4.22m)

Having a PVCu double glazed window to the rear elevation, central heating radiator, ceiling light and inset multi fuel burning stove set on a raised stone hearth with brick back drop and wooden mantle.

Utility Room

8'6" x 6'4" (2.61m x 1.95m)

Having matching base and wall cupboards with work surface over incorporating an inset stainless steel sink with chrome swan neck mixer tap. Space for an American style fridge freezer, space and plumbing for an automatic washing machine, recessed ceiling lighting, ceramic tile flooring and an Ideal gas combination boiler which services the domestic hot water and central heating system. PVCu double glazed window to the front elevation.

Open Plan Dining Kitchen

22'8" x 12'2" (6.92m x 3.71m)

Having a range of fitted base wall and matching drawer units with work surface over incorporating an inset stainless steel sink with drainer and chrome

Swan neck mixer tap, PVCu double glazed window to the front elevation, ceramic tiled flooring and recessed ceiling lighting. Integrated electric fan assisted oven, induction hob with extractor canopy over, integrated dishwasher, under floor heating, wall mounted air-conditioning unit, television point and PVCu double glazed French doors to the rear garden aspect.

To the first floor landing

Ceiling light and central heating radiator. PVCu window to the rear elevation and staircase off to the second floor. Useful study area.

Bedroom One

11'7" x 9'2" (3.55m x 2.81m)

Having a wall mounted air-conditioning unit, central heating radiator, recessed ceiling lighting and a PVCu double glazed window to the front elevation.

En Suite Shower Room

Having a three piece suite comprising of a close couple WC, vanity hand wash basin with fitted cupboard and a tiled shower enclosure having a thermostatically controlled shower with rain head and hand held attachment. Wood grain effect flooring and a chrome ladder style heated towel rail.

Bedroom Two

11'5" x 10'5" extending 11'11" (3.49m x 3.19m extending 3.65m)

Having fitted wardrobe, useful storage cupboard, PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Three

8'6" extending 12'1" x 10'7" (2.60m extending 3.70m x 3.24m)

Having a PVCu double glazed window to the rear elevation, recessed ceiling lighting, wall mounted air-conditioning unit and central heating radiator.

Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side having a thermostatically controlled shower with rain head and hand held attachment. Chrome ladder style heated towel rail. recessed ceiling lighting and a PVCu double glazed opaque window to the rear elevation. Complimentary wall tiling and wood grain effect flooring.

To the second floor

Having an oak and glazed stair case, useful hanging space, eaves storage and wall light.

Bedroom Four

13'11" x 12'2" (4.26m x 3.71m)

Having recessed lighting, four Velux style windows, air-conditioning unit and central heating radiator.

Secure Brick Built Outbuilding

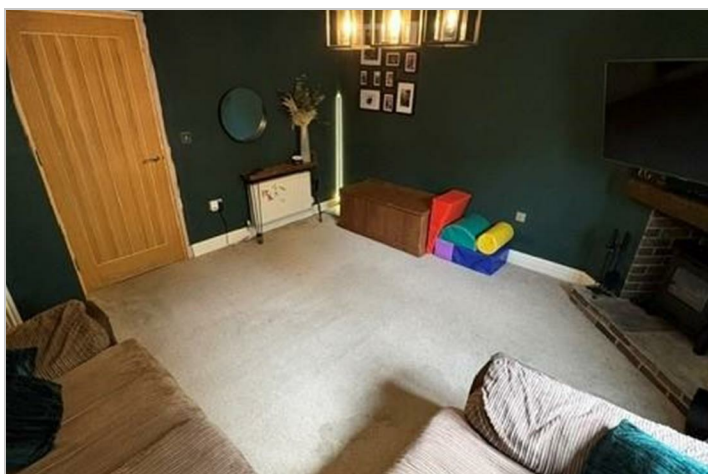
Power and light.

Outside

Outside to the front off road parking and a brick built secure storage facility. To the rear a delightful garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear having raised well stocked borders and specimen trees.

Area

Smalley is a popular village having a wealth of countryside walks, local tennis club and popular public house. It enjoys a popular primary school, a regular bus service to Derby & Heanor and for those that commute, easy access to Derby and Nottingham via major road links the A610, A38 and M1 sitting within only 15 minutes.



Road Map



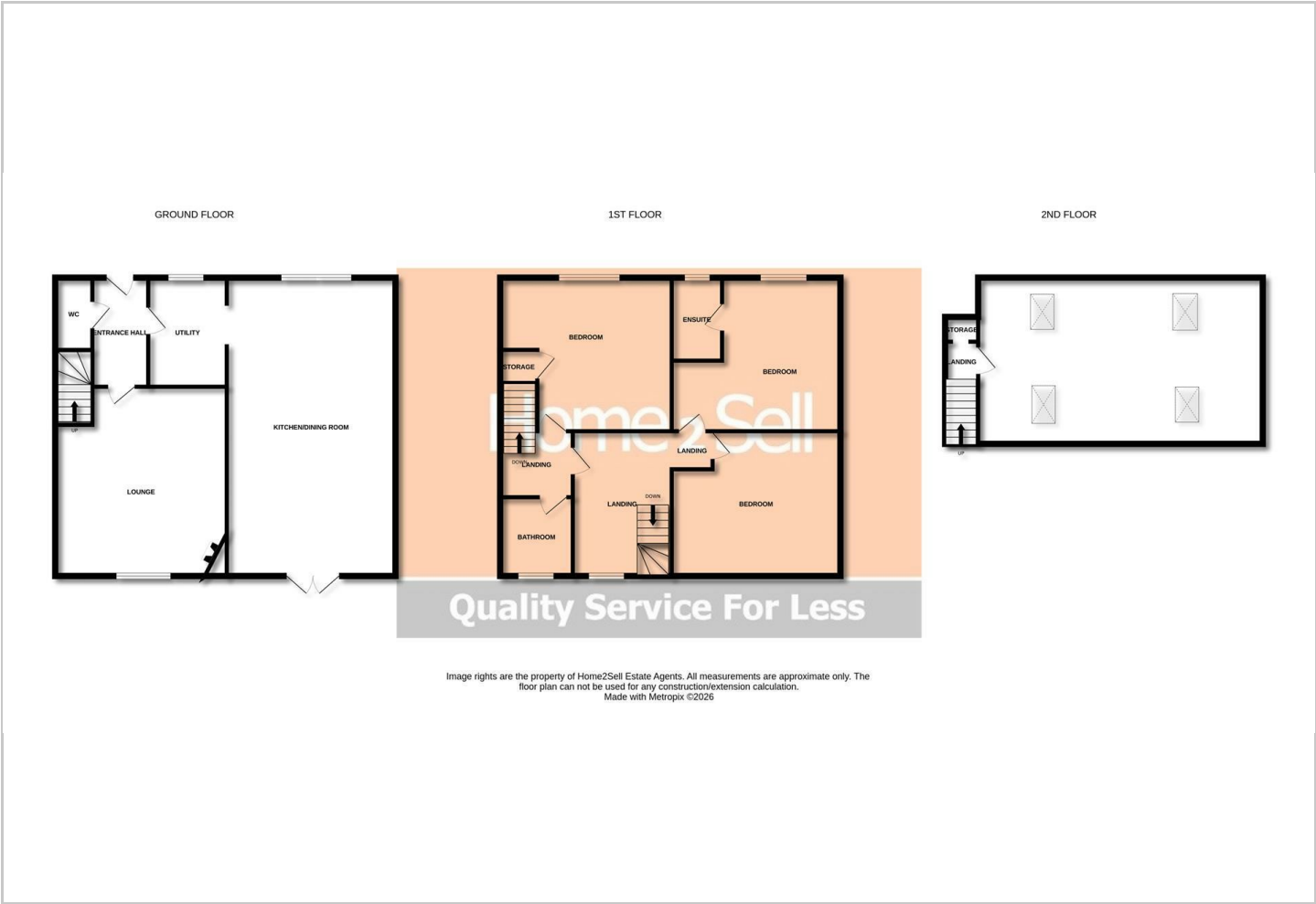
Hybrid Map



Terrain Map



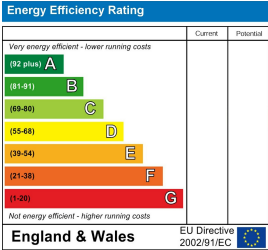
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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