

3 Wilmot Drive, Smalley, Derbyshire, DE7 6EL

Offers In The Region Of £495,000
Freehold



- A Superbly Presented Detached Family Home With No Chain
- Located in the Heart of Smalley Village
- Entrance Porch, Impressive Entrance Hall And Cloakroom/WC
- Comprehensively Fitted Dining Kitchen With Integrated Appliances
- Lounge With Feature Fireplace And Parquet Flooring
- Additional Garden/Dining Room Opening To The Rear
- Four Bedrooms And A Bathroom
- Driveway And Detached Single Garage
- Delightful South Westerly Facing Garden
- Far Reaching Countryside Views To The Rear





Summary

Located in the charming village of Smalley, this superbly presented detached family home on Wilmot Drive offers an ideal blend of comfort and style.

The property has an open aspect to the rear with far reaching countryside views.

Upon entering, you are greeted by a welcoming entrance porch that leads to a spacious entrance hall adorned with a beautiful wooden floor. A convenient cloakroom/WC is located off the hall, adding to the practicality of the home. The heart of the house is the comprehensively fitted dining kitchen, featuring elegant granite work surfaces and integrated appliances.

The lounge is a true highlight, complete with a feature fireplace and stunning wooden parquet flooring. This room seamlessly opens into a contemporary garden room/dining area, which overlooks and provides access to the rear garden, creating a perfect setting for family gatherings or quiet evenings.

The first floor is a galleried landing that leads to four bedrooms and a bathroom.

Outside, the property benefits from off road parking and a single garage. A delightful, south westerly facing garden and patio is to the rear.

This home is not only beautifully maintained but also situated in a sought-after area, making it an excellent choice for families looking to settle in a friendly community. The local primary school is within walking distance as are the Stainsby Hall Cricket Club, Tennis club, several play areas and local countryside. Secondary School is Heanor Gate Spencer Academy and has an ofsted 'Outstanding' rating.

Conveniently positioned for easy access to Derby, Nottingham and connection with the A38, A52, M1 and A6. Trains from Derby provide links with London St Pancras and other major cities.

F&C

The Location

Smalley is a highly desirable, sought-after village with great amenities including a reputable primary school, historic church, cricket club, tennis courts, recreational ground, village store and walks to nearby beauty spots including Shipley Country Park. Heanor Gate Spencer Academy is conveniently accessed and is has an ofsted 'Outstanding' rating. Golf courses at Morley Hayes, Breadsall Priory and Horsley Lodge are also close at hand.

Easy access via the road network to Derby, Nottingham and the A38, M1, A6 and The Peak District. Derby train station provides a direct link to London St Pancras

Accommodation

Ground Floor

Entrance Porch

7'3" x 3'10" (2.23 x 1.19)

Having aluminium framed double glazed windows and a double glazed sliding patio door providing access. There is a tiled floor and a double glazed composite door with feature leaded glass insert providing access to the entrance hall.

Impressive Entrance Hall

13'3" x 7'10" (4.04 x 2.40)

Having a feature turning staircase with polished wood bannister leading to the first floor. There is a laminated wooden floor, a central heating radiator, two double glazed windows to the front and side elevation.



Cloakroom/WC

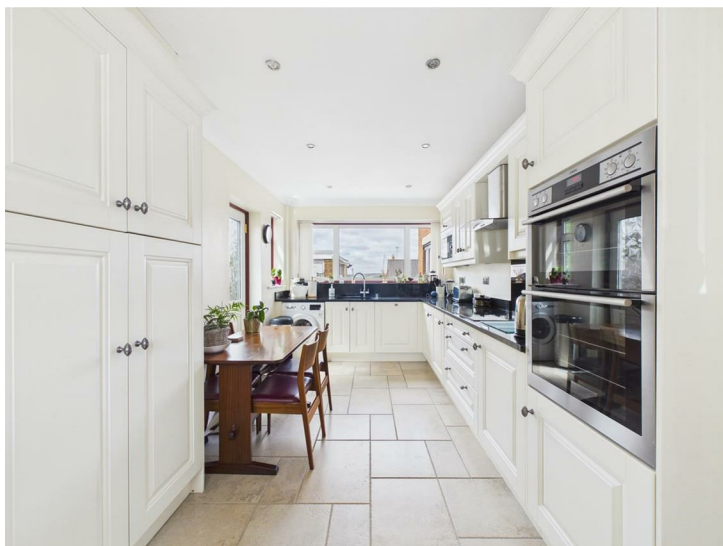
7'3" x 2'7" (2.23 x 0.81)

Appointed with a two piece white suite comprising a low flush WC and a pedestal wash handbasin with tiling to the splashback area and a wall mounted mirror. There is a central heating radiator and a double glazed window to the front.

Dining Kitchen

16'10" x 8'9" (5.14 x 2.67)

Comprehensively fitted with a range of cream base cupboards, drawers and eye level units with a complementary granite work surface over incorporating a sink drainer unit with mixer tap. Integrated appliances include a double electric oven, microwave, induction hob with splashback, a modern extractor fan with light over, a refrigerator, freezer and dishwasher. There is plumbing for an automatic washing machine and built-in cloak cupboards/larder units which provide excellent storage facility. Having a tiled floor, a central heating radiator, inset spotlighting, a double glazed window to the front, a double glazed window to the rear overlooking the garden and a double glazed door with obscure glass provides access to the side of the house.



Sitting Room

19'9" x 12'10" (6.03 x 3.92)

Approached via double glazed doors and having an Adams style fireplace with marble hearth and surround incorporating an open fire. There is a feature arched recess with glass shelving, a wooden parquet floor, wall lighting, inset spotlighting and two central heating radiators. This room opens to the garden room/dining room.



Garden Room/Dining Room

17'3" x 12'11" (5.26 x 3.95)

Having inset spotlighting, two double glazed skylight windows providing natural light, hardwood double glazed full length windows providing views of the garden, hardwood double glazed French doors providing access to the rear garden and a second pair leading to the side of the house. There is a central heating radiator.



First Floor

Galleried Landing

16'0" x 3'6" (4.89 x 1.08)

Having a feature staircase rising from the ground floor and an open balustrade with feature polished oak handrail. Having double glazed windows to the front and side elevation, a central heating radiator and a built-in cupboard which provides excellent storage space with shelving.



Bedroom One

10'10" x 9'10" (3.32 x 3.01)

Appointed with a range of quality fitted bedroom furniture comprising wardrobes, drawers and bedside drawers. There is a central heating radiator and a double glazed window to the rear which provides views over the garden and far-reaching views over the Stainsby Cricket Club and countryside beyond.



Bedroom Two

9'6" x 8'10" (2.90 x 2.70)

Appointed with a range of modern fitted wardrobes which provide excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window providing far-reaching open views over the garden and countryside beyond.



Bedroom Three

8'7" x 9'1" (2.64 x 2.77)

With a central heating radiator and a double glazed window overlooking the rear garden, Stainsby Hall Cricket Club and countryside beyond.



Bedroom Four

7'7" x 5'5" (2.32 x 1.67)

A single bedroom with central heating radiator, over stairs cupboard providing excellent storage space and a double glazed window to the front elevation.



Bathroom

7'4" x 5'5" (2.24 x 1.67)

Appointed with a three piece white suite comprising a panelled bath with mains fed shower over hand glass shower screen, a pedestal wash handbasin and a low flush WC. There is three quarter tiling to the walls, a wall mounted mirror, a wall mounted bathroom cabinet with mirrored front, a central heating radiator and a double glazed window with obscure glass to the front elevation. There is a feature wood grain effect floor.



Outside

To the front of the property an extensive block paved driveway, which extends to the side of the house, provides off road parking for several vehicles. There is a lawned garden which could easily be paved to provide additional parking. The drive extends to the side of the house and leads to a single garage.

To the rear, the block paved driveway narrows to a path and leads down the side of the garage. The rear garden has a south westerly facing aspect and is mainly laid to lawn with a paved patio and additional block paved patio. The garden has an enclosed surround and is well-stocked with a variety of shrubs and flowering plants. Having an open aspect to the rear which overlooks Stainsby Hall Cricket Club, Tennis Club and countryside beyond. There is outside lighting and a cold water tap.



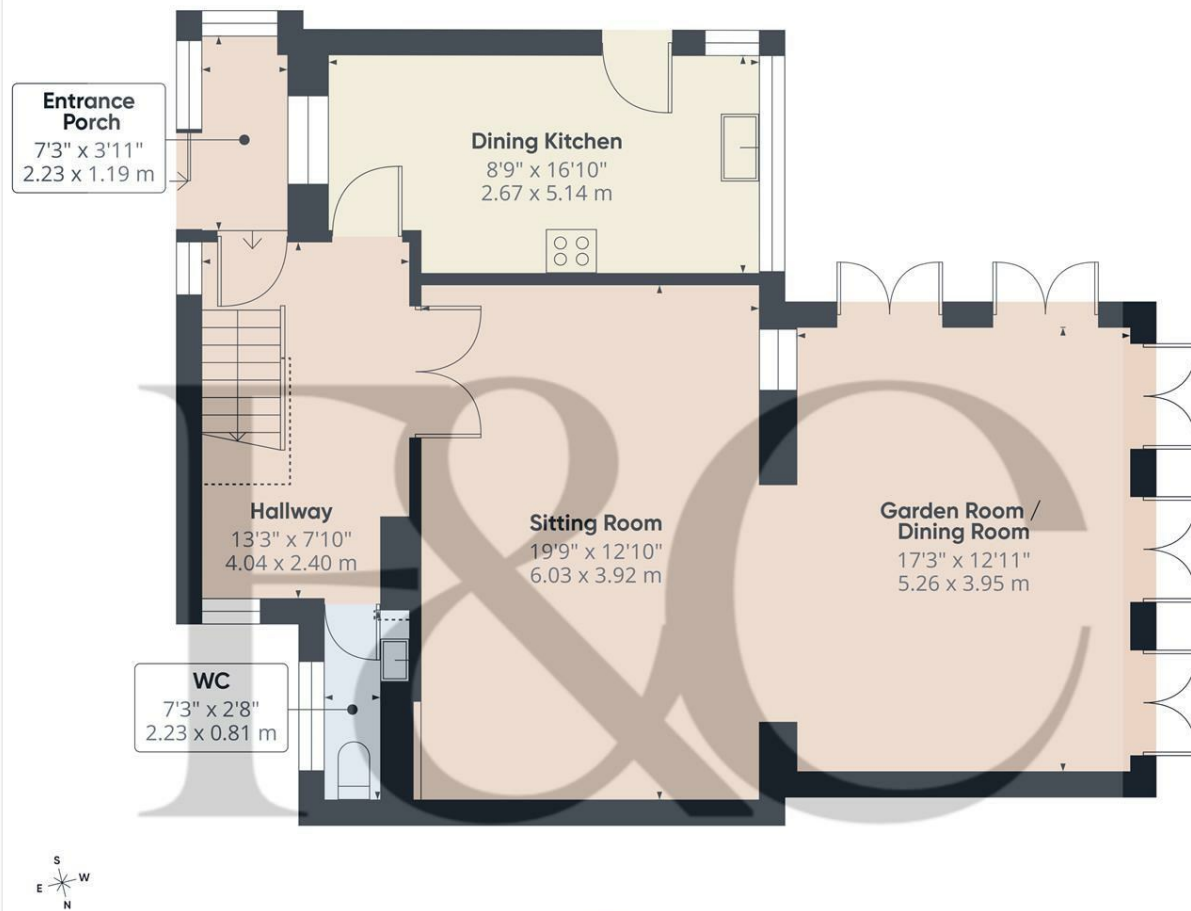
Garage



Aerial Views



Council Tax Band E



Floor 0

Approximate total area[®]

798 ft²
74.1 m²

Reduced headroom

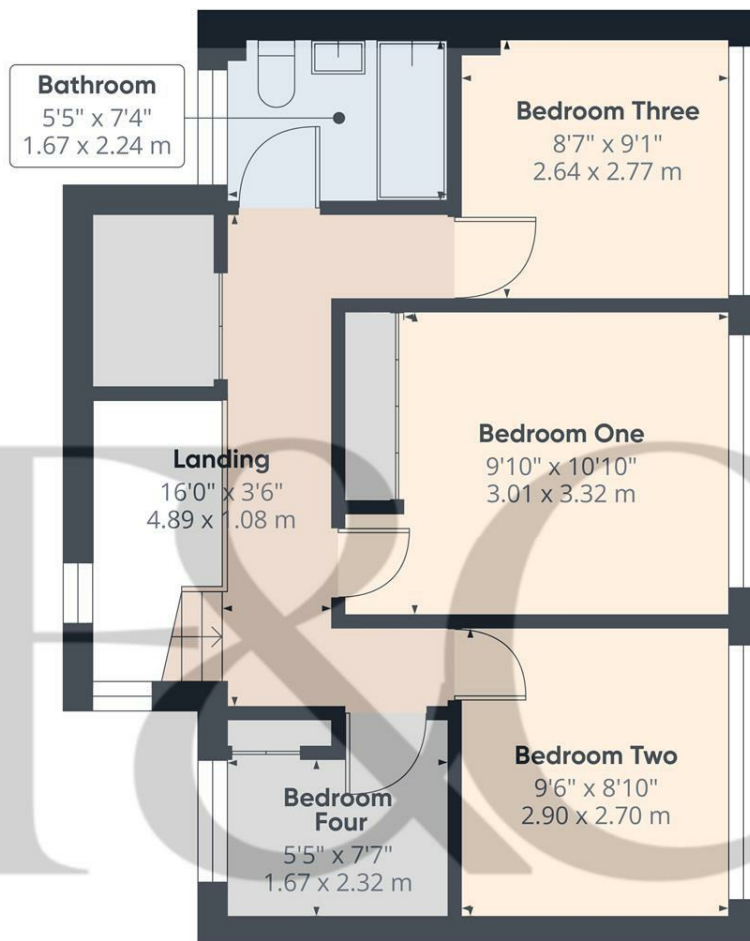
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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[®]

496 ft²
46.1 m²

(1) Excluding balconies and terraces

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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

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

