



Main Road  
Smalley Ilkeston





# Main Road Smalley Ilkeston DE7 6EE

for sale  
**£190,000**



## Property Description

Nestled in the desirable village of Smalley is this well-presented two bedroom, semi-detached property offers the perfect blend of comfort, convenience, and outdoor space. Boasting a private driveway, generous rear garden, and a welcoming layout, this home is ideal for a wide range of buyers looking for peaceful village living with excellent local amenities. Located within easy reach of local schools, countryside walks, and transport links to Derby and surrounding areas, this delightful home is ready to move into and enjoy. Offered for sale with NO UPWARD CHAIN!

## Entrance Hallway

Accessed via UPVC double glazed door to the side elevation with stairs rising to the first floor landing.

## Lounge

11' 3" x 12' 1" ( 3.43m x 3.68m )  
Having UPVC double glazed window to the front elevation and central heating radiator.

## Dining Room

12' x 10' 5" ( 3.66m x 3.17m )  
Having a central heating radiator, ceramic tiled flooring, door leading to understairs storage cupboard, stable door to the rear elevation and opening to:-

## Kitchen

7' 9" x 7' ( 2.36m x 2.13m )  
Having a range of modern matching wall and base units with solid wood work surfaces over and incorporating a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap over, tiled splashbacks, integrated oven with four ring gas hob and extractor hood over, integrated fridge and freezer, space for dishwasher and washing machine, UPVC double glazed window to the side elevation, loft hatch and door leading to:-

## Bathroom

Having a modern three piece white suite comprising of low level W.C, vanity wash hand basin with mixer tap over and panelled bath with chrome shower over, fully tiled walls, spot lights to the ceiling, extractor fan, chrome heated towel rail and UPVC double glazed obscured window to the rear elevation.

## First Floor Landing

## Bedroom One

11' 3" x 12' ( 3.43m x 3.66m )  
Having UPVC double glazed window to the front elevation, central heating radiator and stairs leading to the loft room.

## Bedroom Two

12' x 12' 2" ( 3.66m x 3.71m )  
Having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator and fitted wardrobes.

## Loft Room

Has potential to be converted into a third bedroom (subject to necessary planning permission).

## Outside

To the front of the property is a tarmacked driveway providing off road parking for two vehicles, fenced boundaries, path to the side leading to the rear garden and side entrance door.

To the rear the garden is generous in size and is enclosed with fence boundaries, laid mainly to lawn with spacious patio seating area, a range of mature shrubs and trees.





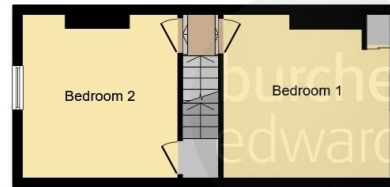




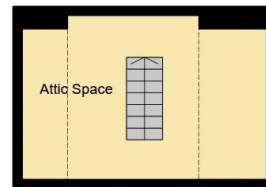




**Ground Floor**



**First Floor**



**Second Floor**

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1-3 Bridge Street  
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EPC Rating: Awaited  
 Council Tax Band: A

Tenure: Freehold

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