



## Four Bedroom Detached House located in Smalley.

Asking Price Of  
£450,000

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LETTINGS & PROPERTY MANAGEMENT

# 10 Fletcher Close Smalley Ilkeston DE7 6QJ

## FULL DESCRIPTION

Merritt Estates are proud to offer to the market this brand-new exclusive development by renowned local developers, Michael Goodall Homes. This exclusive development, of just eleven houses, is situated at the end of St. John's Road and offers a range of high-specification homes that cater to modern living.

Plot 4 is a luxurious detached house, which comes equipped with Villeroy and Bosch bathroom suites plus Neff kitchen appliances, providing a stylish design throughout.

Walking through the front door and into the hallway, you will find access to the bright and airy front lounge, the guest cloakroom / WC and access to the rear open plan living/kitchen area, the kitchen being fitted with integrated Neff appliances, and a spacious lounge and dining area. Bi-fold doors lead out to the rear garden, offering stunning views over the surrounding fields and woodlands.

Moving up the stairs, the first-floor landing opens up to the four double bedrooms - the master bedroom to the front of the property benefitting from an en-suite shower room. The family bathroom, features high-quality Villeroy & Bosch suite.

To the front of the property there is a block-paved driveway providing two off-road parking spaces, while the rear garden is generously sized, with a patio, lawn area, and breathtaking views across the neighbouring fields and woodlands.

This beautiful home enjoys a peaceful setting in the heart of Smalley, with stunning views over the open fields.

Smalley is a charming and highly desirable village with an excellent range of amenities, including a reputable primary school, a popular local pub, a historic church, a cricket club, tennis courts, and a recreational ground.

There's also a post office and various walking routes leading to nearby beauty spots, such as Shipley Country Park, which is accessible on foot via Bell Lane. The park features scenic walking trails, cycle paths, and a visitor center with a café. Smalley offers easy access to both Derby city center and the nearby town of Heanor, with a regular bus service running between the two. For golf enthusiasts, Morley Hayes, Breadsall Priory, and Horsley Lodge golf courses are all nearby.



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20



Contact us today to book an early viewing to secure your future home. Further plots are available.

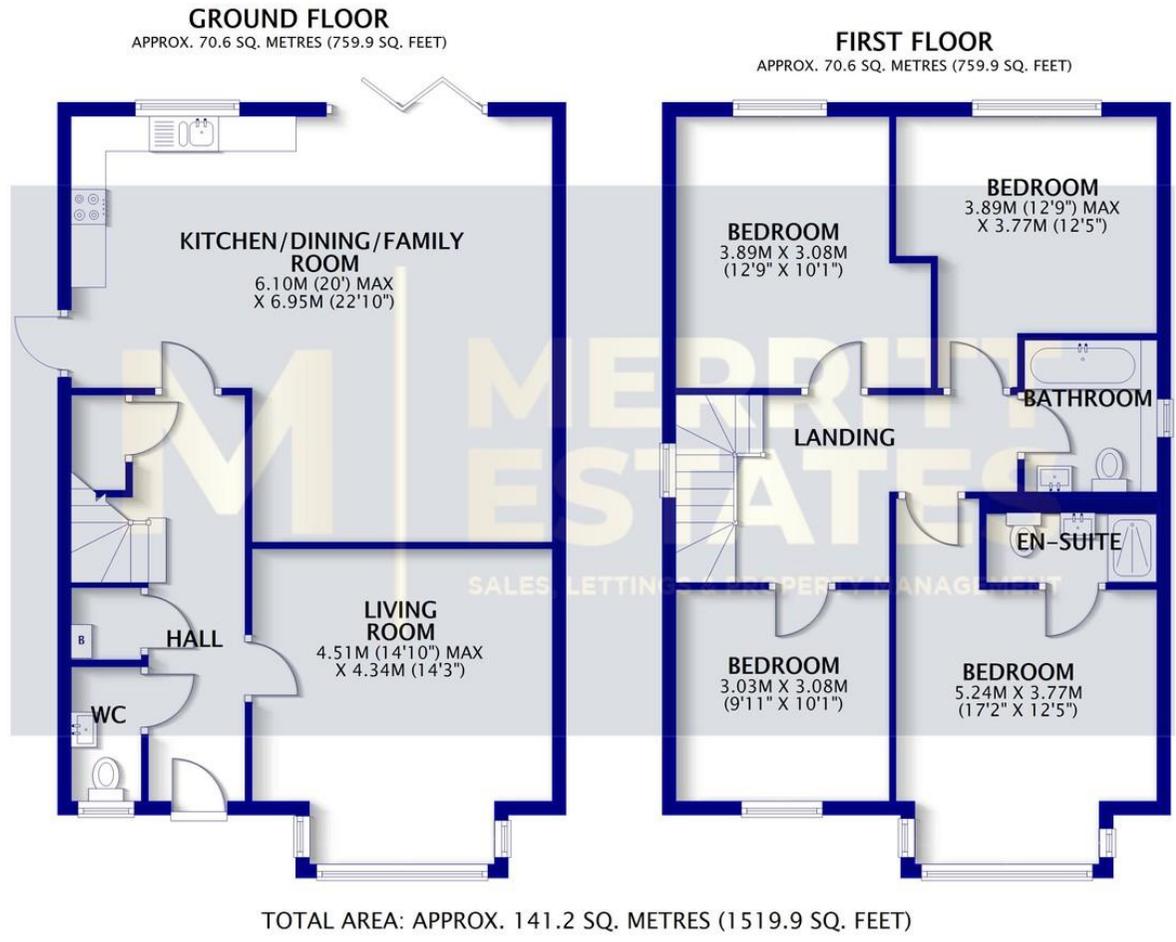
These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



# FLOORPLAN



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