

## 1 Church Close, Smalley, Ilkeston, DE7 6JX

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£410,000

Freehold

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- A Modern Detached Family Home Located Within The Heart Of Smalley Village
- Entrance Hall, and Cloakroom/WC
- Lounge With Feature Fireplace And French Doors Opening To The Rear Garden
- Comprehensively Fitted Dining Kitchen And Separate Utility Room
- Five Bedrooms To The First Floor And A Family Bathroom
- Principle Bedroom With Dressing Room And En Suite
- Carport With Roller Door Providing Off Road Parking And Storage
- Delightful, Enclosed Rear South Facing Garden And Patio
- Easy Access To Derby, Nottingham, A38, A52, M1 And The Peak District
- Viewing Highly Recommended To Fully Appreciate Accommodation.





## Summary

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Nestled in the charming village of Smalley, this well-proportioned detached family home offers a perfect blend of comfort and modern living. The property boasts five spacious double bedrooms, making it an ideal choice for families seeking ample room.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient cloakroom/WC. The lounge has a feature fireplace, dual aspect windows and French doors that open directly onto the garden, allowing for indoor and outdoor living.

The heart of the home is undoubtedly the comprehensively fitted dining kitchen, which also provides access to the rear garden via French doors. This area is perfect for family gatherings and entertaining guests, complemented by a separate utility room for added convenience.

To the first floor, a light and airy galleried landing leads to the bedroom and bathroom accommodation. The principal bedroom is a true retreat, complete with an en suite shower room and a fitted dressing room, ensuring privacy and comfort. The additional four double bedrooms offer flexibility for family members or guests, while the family bathroom serves the remaining bedrooms with ease. The layout also offers scope for those who need designated rooms to 'work from home'.

A brick built carport to the side of the house, with a roller shutter door, light and power provides off road parking for two vehicles and offers covered storage. The car port opens at the rear to the garden and there is additional parking on a gravelled area to the front of the property

South facing enclosed rear garden and patio with a substantial timber shed providing storage.

Set in the sought-after Smalley Village, this property is not only a beautiful home but also a wonderful opportunity to enjoy a peaceful community atmosphere.

Conveniently positioned for access to Derby, Nottingham, Belper and connection to the A38, A6, M1 and The Peak District. Local countryside walks are on the doorstep.

Viewing essential!

# F&C

## The Location

Smalley is a highly desirable, sought-after village with great amenities including a reputable primary school, a historic church, cricket club, tennis courts, recreational ground, a village store and walks to nearby beauty spots including Shipley Country Park. Heanor Gate Spencer Academy 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 Hall

18'10" x 6'9" (5.75 x 2.07)

Having a feature quality composite double glazed front door with feature leaded glass inserts, two UPVC double glazed windows to the side, a hand built wooden cupboard providing excellent storage space and a wooden seat with lift up lid providing additional storage. There is a wood grain effect floor, a central heating radiator and a useful understairs cupboard with light providing excellent storage space. Stairs lead off to the first floor.



### Cloakroom

5'11" x 3'0" (1.82 x 0.92)

Appointed with a two piece white suite comprising a wall mounted wash handbasin with tiling to the splashback and a low flush WC. There is inset spotlighting, a central heating radiator and a wood grain effect floor.



### Lounge

18'2" x 12'0" (5.54 x 3.66)

Having a feature fireplace with living flame effect gas fire and chrome surround, two central heating radiators and three double glazed windows to the front and side elevation. UPVC double glazed French doors provide access to and views of the rear garden.



### Living/Dining Kitchen

23'6" x 9'4" (7.18 x 2.86)



### Dining Area

Having a wood grain effect floor continuing through from the hallway, a central heating radiator and a UPVC double glazed window to the front elevation.



### Kitchen Area

Having a range of base cupboards, drawers and eye level units with a complementary granite worksurface over incorporating a double stainless steel sink with mixer tap over. Integrated appliances include a double electric oven, microwave, hob and extractor fan with light. There is space for an American style fridge freezer, a range of shelving, complementary tiling to the splashback areas and a tiled floor. Having a modern column style vertical radiator, inset spotlighting to the ceiling and UPVC double glazed French doors provide access to and views of the rear garden and patio.



### Utility

6'3" x 4'9" (1.93 x 1.47)

Appointed with base cupboards and a roll top work surface over incorporating a stainless steel double sink unit with mixer tap. Having tiling to the splashback areas, tiled floor, plumbing for an automatic washing machine, a central heating radiator and a wall mounted boiler (serving domestic hot water and central heating system). A UPVC double glazed door provides access to the rear garden.



### First Floor

#### Galleried Landing

15'7" x 3'8" (4.77 x 1.13)

Approached via a dog-legged staircase and having a UPVC double glazed window overlooking the rear garden and open balustrade. Access is provided to the roof space which provides additional storage and there is a built-in airing cupboard housing the hot water cylinder. Having a central heating radiator.

#### Principal Bedroom

12'6" x 9'6" (3.83 x 2.91)

With a central heating radiator and a UPVC double glazed window to the rear overlooking the rear garden.



### Dressing Area

An opening then leads to the dressing area which has a built-in double wardrobe providing excellent hanging and storage space, a dressing table, mirror and fitted shelving unit. Having a central heating radiator, inset spotlighting to the ceiling and a UPVC double glazed window to the front elevation.



### En-Suite Shower Room

8'2" x 5'5" (2.49 x 1.67)

Appointed with a three piece white suite comprising a double walk-in shower cubicle with folding glass shower doors and mains fed shower over, a pedestal wash handbasin and a low flush WC with complementary tiling to splashback areas and the shower enclosure. There is a wood grain effect floor, a central heating radiator, a double glazed window to the front, inset spotlighting and an extractor fan.



### Bedroom Two

12'2" x 9'0" (3.72 x 2.75)

With a UPVC double glazed window to the rear elevation and a central heating radiator. There is a wood grain effect feature floor.



### Bedroom Three

10'5" x 8'7" (3.20 x 2.62)

Having a central heating radiator and a double glazed window to the rear elevation.



### Bedroom Four

8'11" x 8'10" (2.73 x 2.71)

Having a central heating radiator, a wood grain effect floor and a double glazed window to the front elevation.



### Bedroom Five

9'3" x 8'4" (2.83 x 2.55)

Having a central heating radiator and a double glazed window providing views to the front elevation.



### Family Bathroom

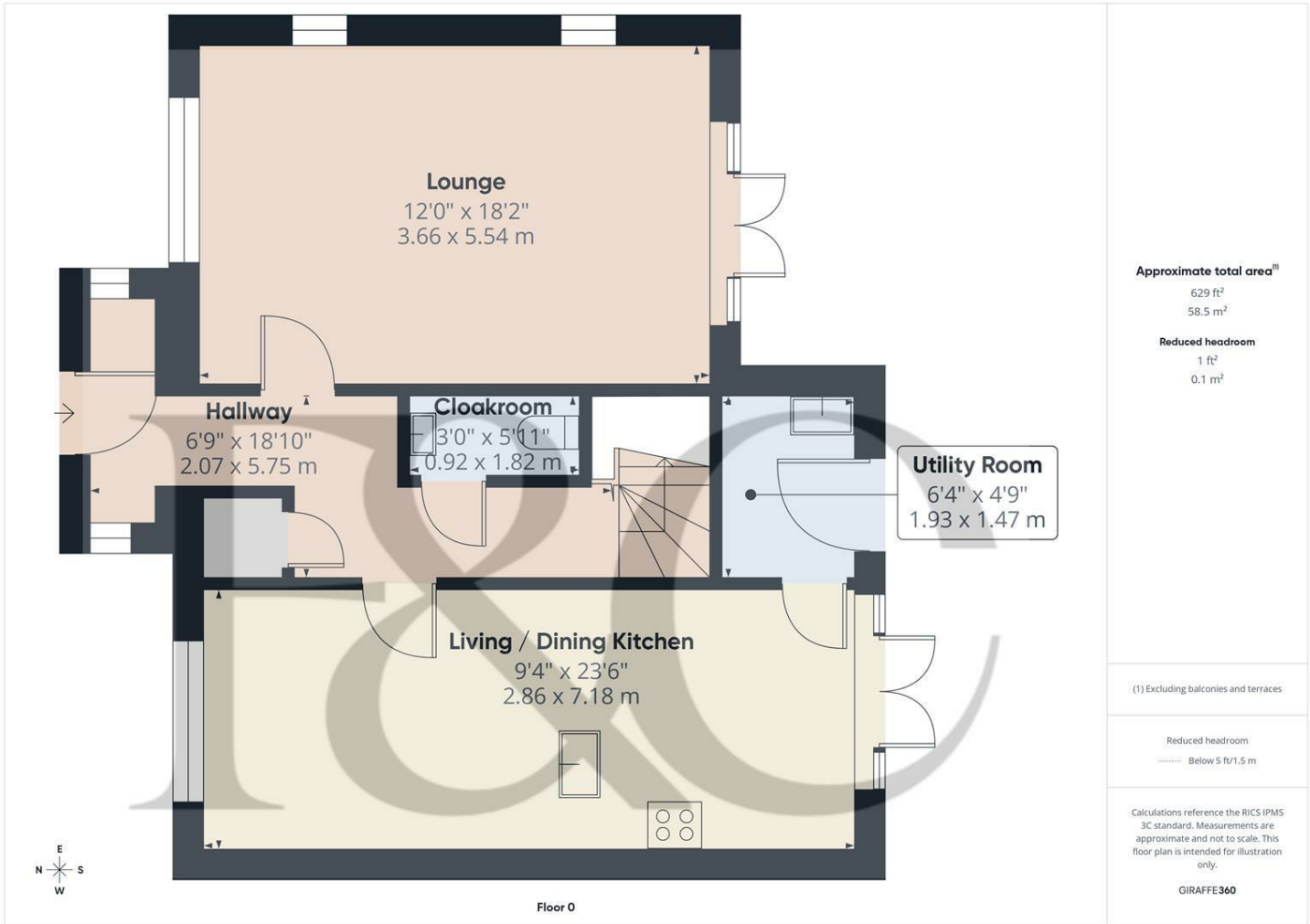
6'3" x 5'4" (1.92 x 1.65)

Appointed with a three piece white suite comprising a wall mounted wash handbasin, a low flush WC, a panelled bath with shower attachment over and full tiling to all splashback areas. There is a feature tiled shelving area, a central heating radiator, inset spotlighting to the ceiling, an extractor fan, a wood grain effect floor and a UPVC double glazed window.

Outside



Council Tax Band E





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1 Church Close

Smalley

Ilkeston

DE7 6JX

Council Tax Band: E

Tenure: Freehold

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

