



## 5 Paddock Drive, Smalley, Ilkeston, DE7 6PQ

**£239,950**



Situated in a quiet cul de sac location adjacent to open countryside and views. The deceptively spacious, well presented modern two double bedroom semi detached home has ample car parking with front and rear gardens. Viewing is strongly recommended



# 5 Paddock Drive, Smalley, Ilkeston, DE7 6PQ

£239,950



The deceptively spacious modern semi detached property is situated in a popular location close to open countryside. Offering well proportioned and open plan accommodation comprising an entrance hallway, guest WC, lounge through diner and a fitted breakfast kitchen with integrated appliances. To the first floor there are two double bedrooms and family bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property is a fore garden with a driveway providing ample off road parking and leading to the rear garden. The sunny garden has a paved patio, lawned garden with a vegetable plot and a decked seating area.

Smalley is a sought after village with parish church, primary school and nursery, popular village pub and easy access to Derby and Nottingham via major road links ie A610, A38 and M1. There is an excellent secondary school and shopping in nearby Heanor with many countryside walks in beautiful Shipley Park.

## ACCOMMODATION

A half glazed entrance door allows access.

## ENTRANCE HALLWAY

Having wood grain effect flooring, radiator, UPVC double glazed window and stairs climb to the first floor.

## GUEST WC

Appointed with a low flush WC, wall mounted wash hand basin, radiator, extractor fan, complementary splash back tiling, vinyl floor and a range of coat hangings.

## LOUNGE DINER

22' x 11'4 (6.71m x 3.45m )

A light and bright room with matching wood grain effect flooring, UPVC double glazed window to the front, two radiators, TV aerial point and UPVC double glazed French doors open onto the garden. Open into :

## FITTED KITCHEN

9'7 x 7'9 (2.92m x 2.36m )

Fitted with a range of white base cupboards, drawers and eye level units with granite effect work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer taps and upstand. Integrated appliances include an electric oven, gas hob, extractor hood, space for a fridge freezer, plumbing for a washing machine and dishwasher. There are inset spot lights, UPVC double glazed window to the rear and wood grain effect flooring. A wall mounted Logic combi boiler serves the domestic hot water and central heating system.

## TO THE FIRST FLOOR

## LANDING

There is access to roof void, UPVC double glazed window to the side elevation, radiator and a built-in airing cupboard provides linen storage.

## BEDROOM ONE

12'3 x 13' 9 (3.73m x 3.96m 2.74m )

Having a range of built-in wardrobes providing hanging and shelving facility, radiator and a UPVC double glazed window to the rear elevation.

## BEDROOM TWO

13'11 x 8'9 (4.24m x 2.67m )

Having a UPVC double glazed window to the front elevation enjoying open views, a built-in wardrobe and a radiator.

## BATHROOM

Appointed with a three piece suite comprising a panelled bath with a thermostatic shower over, wall mounted wash hand basin and a low flush WC, complementary wall tiling, vinyl flooring, inset spot lighting, extractor fan, shaver point and a UPVC double glazed window to the rear elevation.

## OUTSIDE

To the front of the property is a lawned fore garden with a driveway to the side providing ample off road parking and leading to the rear.

## GARDEN

The enclosed rear garden is laid to lawn with a landscaped patio area, steps lead to a tiered decked area, with a vegetable plot, wooden garden shed, outside lighting and tap.



## Road Map



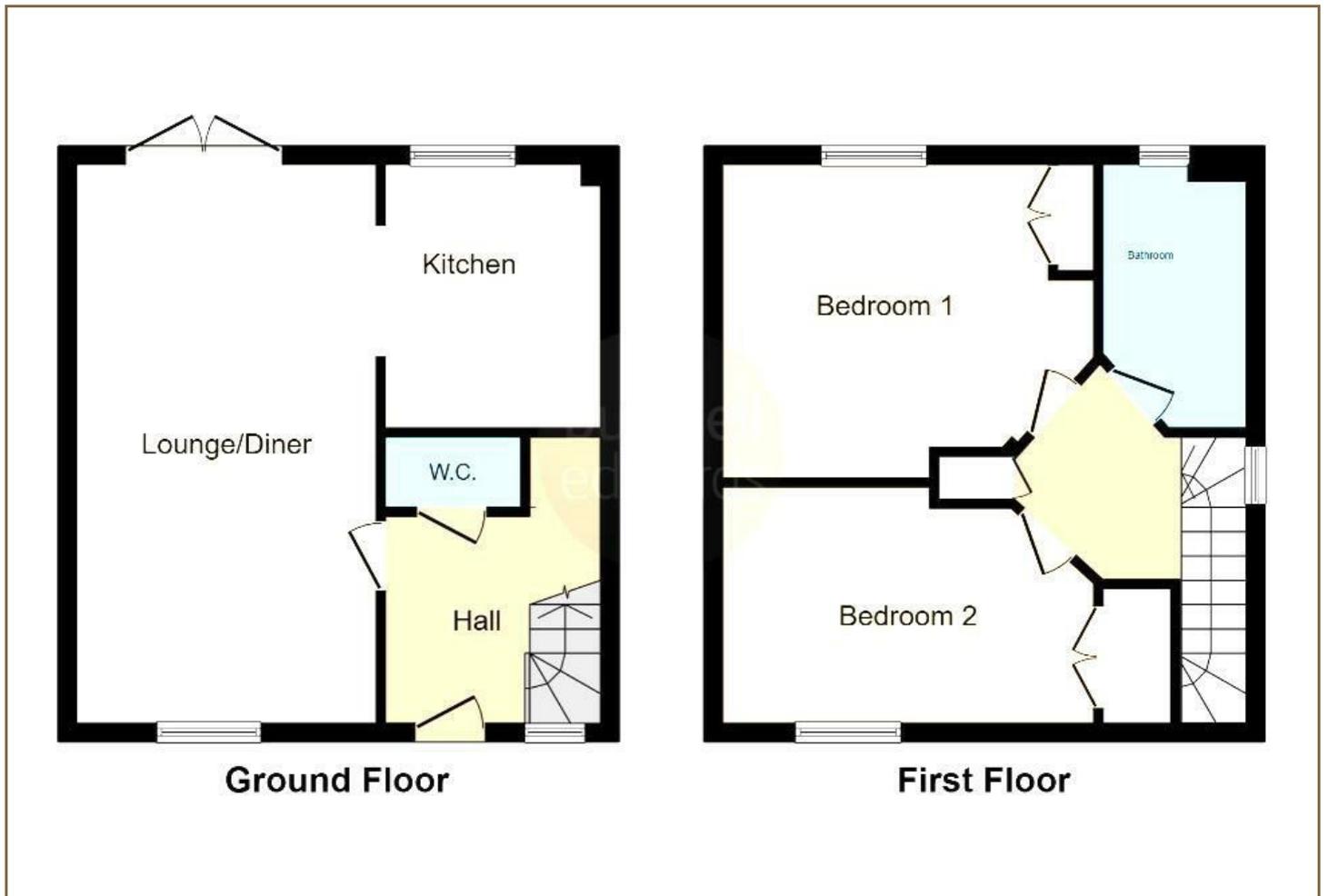
## Hybrid Map



## Terrain Map



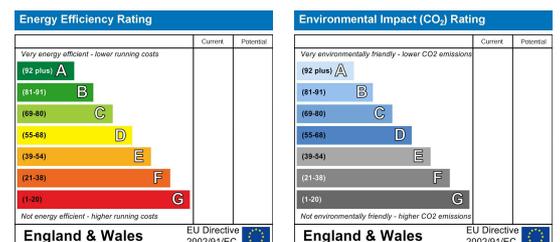
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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