





4 Bed House - Detached

20 Laurel Crescent, Smalley, Ilkeston DE7 6EJ

Offers Around £475,000 Freehold

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Fletcher & Company

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- A Superbly Presented Detached House Offered with No Chain
- Enviable Cul De Sac Location Within the Heart of Smalley Village
- 16ft Entrance Porch, Hallway & Cloakroom/WC
- Lounge with Triple Aspect Windows Overlooking the Rear Garden
- Fitted Kitchen Opening to a Dining Room
- Four Bedrooms to the First Floor
- Modern Bathroom with Bath & Separate Shower
- Driveway for Several Cars & Double Garage
- Enclosed Rear Garden with Extensive Patio & Lawned Garden
- Easy Access to Local Schools, Derby, Nottingham, A38 & M1

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Located on an established cul de sac in the heart of the village of Smalley Village, this superbly presented, detached family home is offered for sale with no above chain.

Upon entering, you are greeted by a welcoming entrance porch spanning 16ft wide and providing internal access to the garage and house. This leads to an impressive hallway, complete with a cloak cupboard and cloakroom/WC.

The lounge is a highlight of the home, featuring triple aspect windows that flood the space with natural light and provide delightful views of the garden. A door from the lounge grants easy access to the patio and garden, making it ideal for family gatherings or quiet evenings. A door also leads to the dining room.

The heart of the home is the comprehensively fitted kitchen, which seamlessly opens into a dining room, creating a perfect flow for family meals and social occasions.

On the first floor, a forked landing leads to four bedrooms and a bathroom with modern four piece suite including a bath and separate shower.

Additionally, the property features a block paved driveway providing parking for several vehicles and leads to a double garage with electric door providing vehicle and storage space and has access to the side of the house.

The house sits on a generous plot with gate to the side leading to the enclosed rear garden. There is an extensive paved patio which is perfect for outdoor living and entertaining. Beyond is a lawned garden which is well stocked to the borders with a variety of shrubs and flowering plants. There is a timber summer house. To the far side is a low maintenance gravelled and paved area with greenhouse and store.

Located within easy reach of Smalley Primary School, Heanor Gate Spencer Academy (Ofsted Outstanding), Smalley Tennis and Cricket club and within easy reach of Derby, Nottingham and connection to the A38 and M1.

Viewing highly recommended

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

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Ground Floor

Entrance Porch

16'11" x 5'9" (5.17 x 1.77)

Having UPVC double glazed windows with feature UPVC double glazed windows to the top, a UPVC double glazed door providing access to the front, a tiled floor and a built-in cupboard providing excellent storage space. A door leads to the garage. A UPVC double glazed door with UPVC double glazed window with obscure glass leads to the hallway.

Hallway

15'1" x 6'5" (4.61 x 1.97)

Having a feature wooden floor, a central heating radiator, a built-in cloak cupboard with overhead cupboards providing excellent storage and hanging space and stairs lead off to the first floor.

Cloakroom/WC

6'7" x 2'6" (2.03 x 0.77)

Appointed with a two piece, modern white suite comprising a pedestal wash handbasin with tiling to the splashback and a low flush WC. There is a tiled floor and a UPVC double glazed window to the side.

Lounge

17'8" x 12'9" (5.41 x 3.89)

Having a feature stone fireplace with contrasting hearth housing an electric fire. There is a central heating radiator and UPVC double glazed windows on three sides providing views of the garden. A UPVC double glazed door provides access to the rear garden. A doorway also provides access to the dining room (also accessed via the hallway).



Dining Room

12'11" x 9'3" (3.95 x 2.84)

Having a feature wooden floor which continues through from the hallway, a central heating radiator and a UPVC double glazed window overlooking the rear garden. There is a UPVC double glazed window also to the front elevation. A feature leaded glass sliding window/hatch provides access to and views of the kitchen.

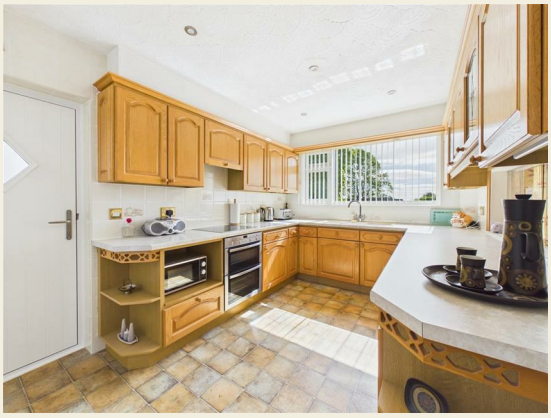


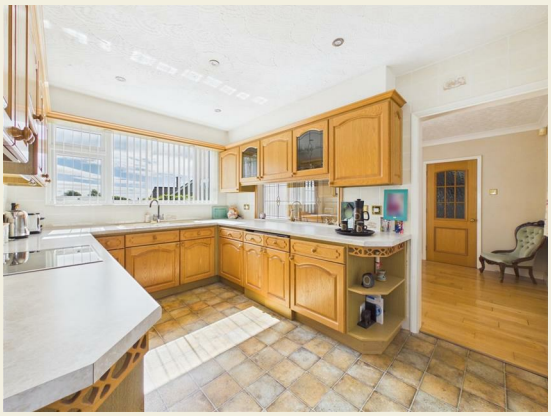
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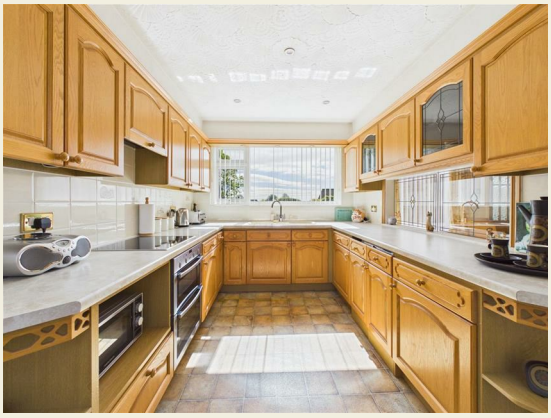
Kitchen

13'2" x 8'10" (4.03 x 2.71)

Appointed with a range of light oak base cupboards, drawers, eye level units and leaded glass display units with a complementary marble effect roll top work surface over incorporating a one and a half bowl sink drainer unit with mixer tap. Integrated appliances include an electric oven, hob, extractor fan and refrigerator. There is contrasting tiling to all splashback areas, a UPVC double glazed window overlooking the rear garden, central heating radiator with oak plinth over and a UPVC double glazed window to the rear. A door provides access to the side.







First Floor Landing

19'3" x 2'10" (5.89 x 0.88)

Having a split landing with UPVC double glazed window to the rear overlooking the garden. There is a built-in airing cupboard providing excellent storage facility and doors lead to all rooms and the bathroom.

Bedroom One

13'3" x 8'10" (4.05 x 2.70)

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

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Bedroom Two

12'9" x 7'9" plus wardrobe recess (3.89m x 2.36m plus wardrobe recess)

Having two UPVC double glazed windows to the rear and side elevations providing views over the garden and Smalley village. There is a range of fitted wardrobes with overhead cupboards providing excellent hanging and storage space and a central heating radiator.







Bedroom Three

9'9" x 8'6" (2.98 x 2.61)

Having a central heating radiator, a UPVC double glazed window and an over stairs cupboard that provides excellent storage space.



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Bedroom Four

7'6" x 7'4" plus wardrobe recess (2.29m x 2.24m plus wardrobe recess)

With a double built-in wardrobe with overhead cupboards providing excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window.



Bathroom

7'10" x 6'8" (2.39 x 2.05)

Appointed with a modern, four piece, white suite comprising a panelled bath with mixer tap over, a corner shower cubicle with sliding shower doors and mains fed shower over, a pedestal wash handbasin and a low flush WC. There is full tiling to the walls, inset spotlighting, a tile effect vinyl floor, an extractor fan, a wall mounted chrome heated towel rail and a wall mounted bathroom cabinet with mirrored fronts. There is a UPVC double glazed window to the side elevation with obscure glass.



Outside

To the front of the property there is an extensive, block paved driveway which provides off-road parking for several vehicles and leads to the double garage. A gate to the side of the house provides access to the rear garden. There is an extensive paved patio which runs to the side of the house and extends to the rear providing an excellent, low maintenance paved area for alfresco dining and outdoor living. Beyond the extensive patio is a lawn garden which is well-stocked to the borders with a variety of shrubs and flowering plants. There is a timber summer house, outside lighting and water. The garden extends to the side of the house and there is an additional gravel and paved area to the far side with a greenhouse and garden shed.





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Rear Garden





Rear Elevation



Garage

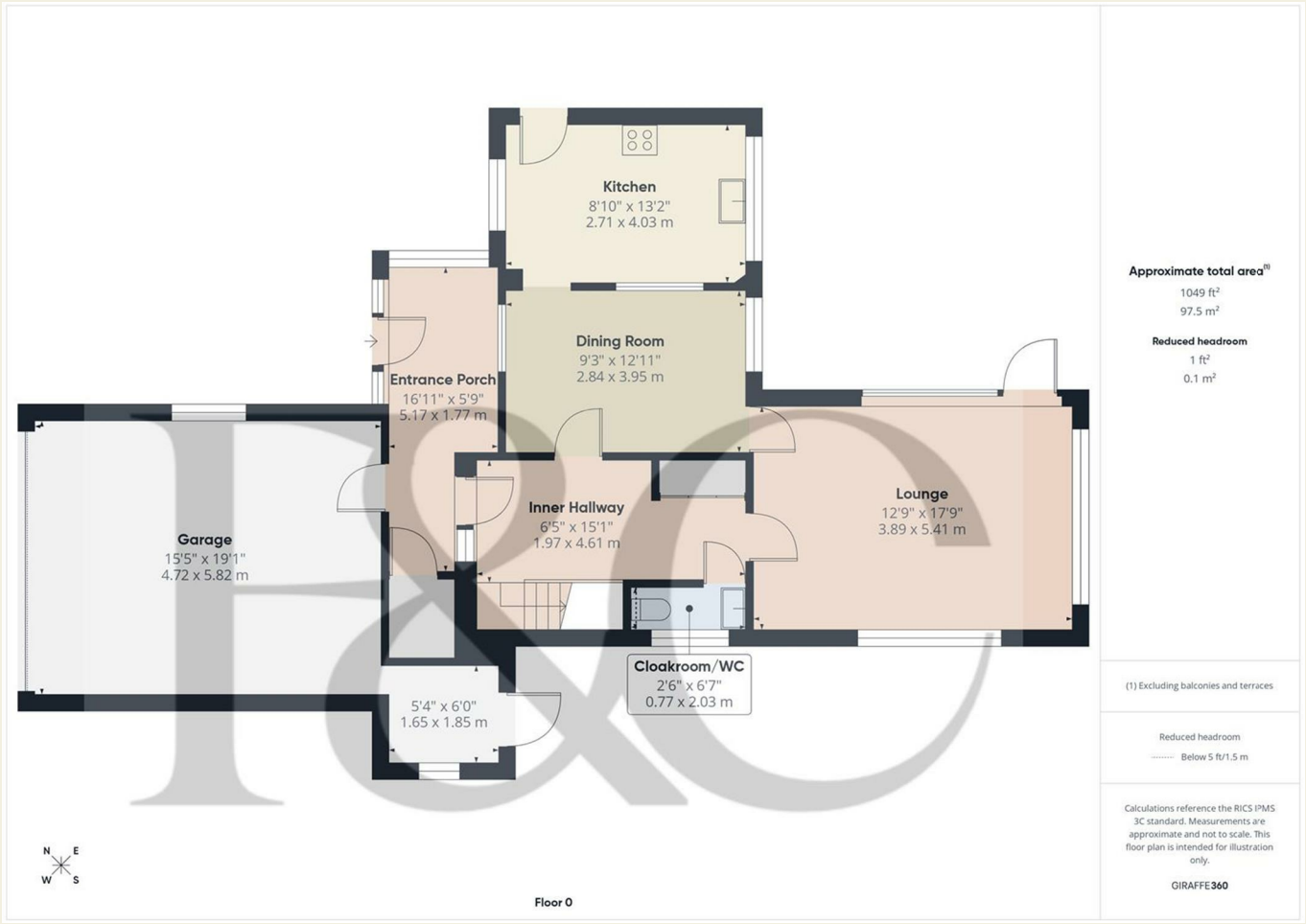
19'1" x 15'5" (5.82 x 4.72)

Having an electric door with light, power and a UPVC double glazed window with obscure glass to the side. An internal door provides access to the hallway. There is a rear passage which has a UPVC double glazed window and a UPVC double glazed door which provides access to the rear garden.



Council Tax Band E

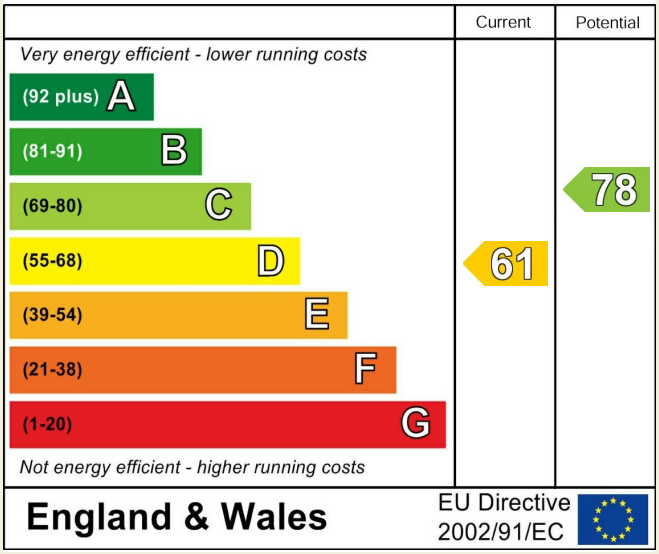
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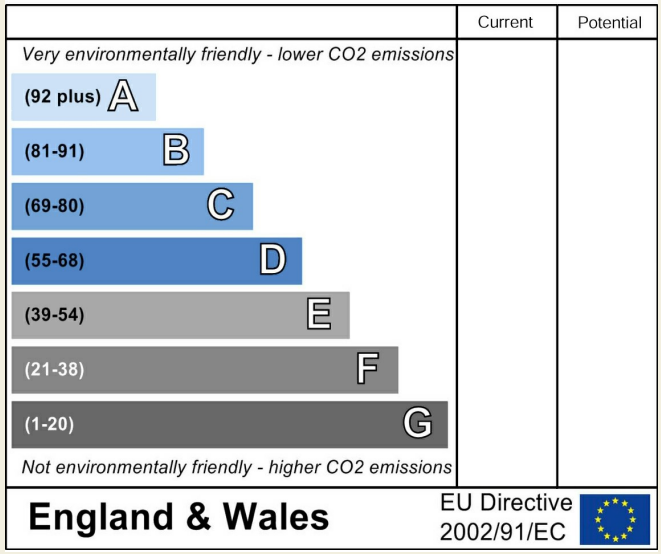
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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