

Heanor Road, Smalley

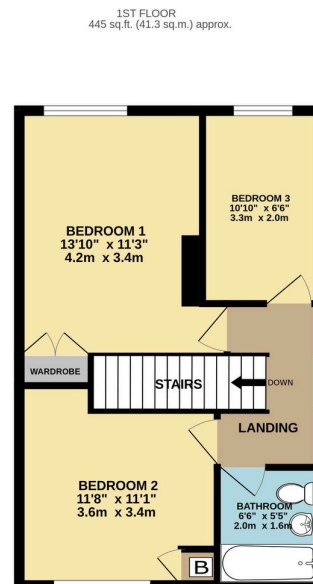
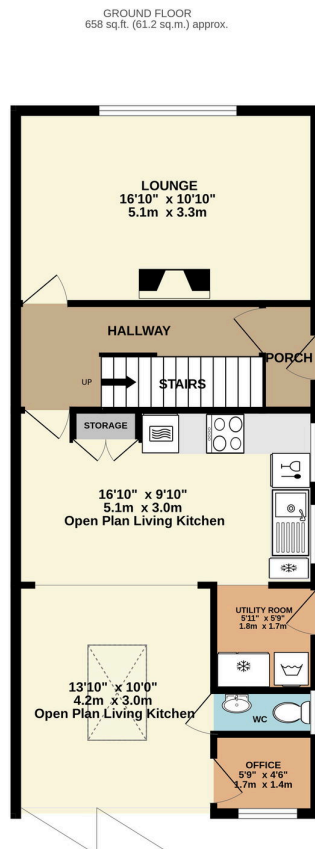
Offers Over £270,000

3 2 2



A beautifully extended 3-bed family home in the heart of Smalley Village, combining modern open-plan living with village charm. Key features include - Open-plan kitchen/dining/family room, separate lounge with log burner & hardwood flooring, utility area, home office & downstairs WC, large enclosed rear garden and excellent schools nearby for those with children.

- EXTENDED OPEN PLAN LIVING
- HOME OFFICE
- STYLISH FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE LOUNGE WITH LOG BURNER
- DRIVEWAY PARKING
- LARGE REAR GARDEN
- DOWNSTAIRS WC
- THREE WELL PROPORTIONED BEDROOMS
- FAMILY BATHROOM
- QUOTE REF ML0555 WHEN CALLING



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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