

# Fletcher & Company

## Plot 4 Fletcher Close, Smalley village, Derbyshire, DE7 6EG

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Price Guide £450,000

Freehold

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- Exclusive New Development
- Quiet Cul-de-Sac Development
- Views to Rear
- High Specification Fitted Kitchen with Neff Appliances
- Villeroy & Boch Appliances
- Good Sized Driveway
- Private Rear Garden
- Popular Village Location
- Close to Shipley Park
- Viewing Recommended





## Summary

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This is a select development instructed by a highly regarded, local developers, Michael Goodall Homes. The property is built to a high specification and features Villeroy and Bosch bathrooms, Neff appliances within the kitchen and are stylishly designed and well-appointed throughout. This is an exclusive development of just eleven properties tucked away at the end of St John's Road with five of the plots having particularly pleasant aspects to rear over open fields and woodlands.

# F&C

**The Location**

Smalley is a highly desirable sought-after village with great amenities, these include a reputable primary school, a popular public house, historic church, cricket club, tennis courts, recreational ground, post office and walks to nearby beauty spots including Shipley Country Park accessible on foot via Bell Lane which offers some delightful walks and cycle paths, visitor centre with cafe. There is easy access to Derby city centre and nearby town of Heanor between which a regular bus service runs. Golf courses Morley Hayes, Breadsall Priory and Horsley Lodge are also close at hand.

**Accommodation**

A double glazed and gas central heated accommodation comprising entrance hall, fitted guest cloakroom/WC, lounge to front, open plan living kitchen to rear with lounge/dining area and fitted kitchen with Neff integrated appliances and bi-fold doors overlooking and accessing the rear garden. The first floor accommodation comprises landing with useful cloak cupboard, master bedroom with en-suite shower room, three further bedrooms and bathroom. Please note the bathroom suites are Villeroy & Bosch.

To the front of the property is a block paved driveway providing two off-road parking spaces. To the rear of the property is a good sized, enclosed rear garden with patio, lawn and fabulous outlook over neighbouring fields and woodland beyond.

**Cloakroom**

6'5" x 3'4"  
1.97 x 1.02 m

**Hallway**

19'0" x 5'1"  
5.80 x 1.55 m

**Living / Dining / Kitchen**

20'0" x 22'9"  
6.10 x 6.94 m

**Lounge**

14'8" x 14'2"  
4.48 x 4.34 m

Approximate total area<sup>(1)</sup>

753 ft<sup>2</sup>  
70 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

**Landing**

3'6" x 12'0"  
1.09 x 3.68 m

**Bedroom Four**

9'11" x 10'5"  
3.03 x 3.20 m

**Bedroom Three**

12'11" x 10'2"  
3.94 x 3.10 m

**Bedroom One**

13'0" x 11'11"  
3.97 x 3.63 m

**Bedroom Two**

10'2" x 12'3"  
3.12 x 3.75 m

**Ensuite**

3'3" x 8'1"  
1.02 x 2.48 m

**Bathroom**

7'1" x 5'7"  
2.18 x 1.71 m

Approximate total area<sup>(1)</sup>

709 ft<sup>2</sup>  
65.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



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#### Derby Office

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#### Willington Office

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Smalley village  
Derbyshire  
DE7 6EG

Council Tax Band:  
Tenure: Freehold

