



Heanor Road, Smalley, Derbyshire, DE7 6DY

Asking Price Of £249,950

- NEW TO THE MARKET - WELL PRESENTED THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME WITH AMPLE OFF ROAD PARKING AND ENCLOSED REAR GARDEN - SMARTMOVE HOMES are delighted to bring to the market this excellent property in Smalley briefly comprising of an entrance hallway, spacious lounge/diner, conservatory, fitted kitchen and integral garage to the ground floor. To the first floor landing there are THREE DOUBLE BEDROOMS and a modern shower room, outside there is a well maintained garden and has ample off road parking for multiple vehicles to the front. To book a viewing please contact SMARTMOVE HOMES as soon as possible.



Property Description

GROUND FLOOR

PORCH

Door to the side elevation with side panel windows.

ENTRANCE HALLWAY

Door with side panel window to the side elevation, radiator, stairs leading to the first floor landing and under stairs storage cupboard.

LOUNGE/DINER

Generous and light room with a large window and sliding patio doors to the rear accessing the conservatory with a gas feature fire place and two radiators.

FITTED KITCHEN

Modern fitted kitchen with matching wall and base units, worksurface with stainless steel sink and drainer, space and plumbing for a washing machine, built-in gas hob/electric oven with extractor fan and has space for a tall fridge/freezer. Window to the rear elevation, Karndean floor and radiator.

CONSERVATORY

Double glazed conservatory with French doors to the side elevation, lighting and power.

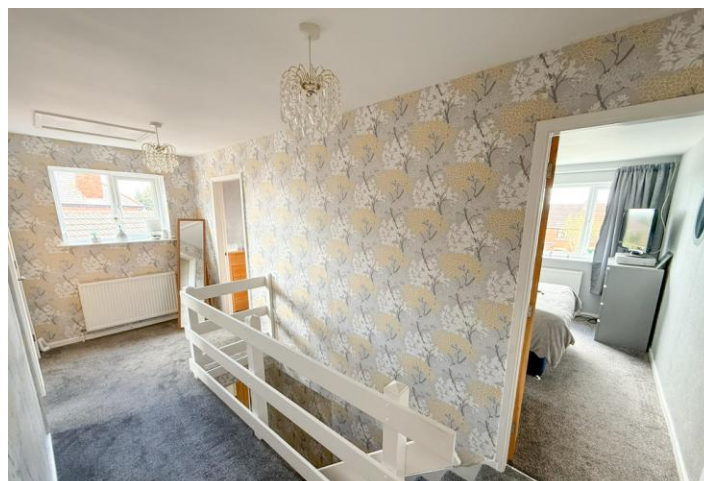
INTEGRAL GARAGE

Manual up and over door with lighting and power.

GALLERY LANDING

Light filled landing area with access to the airing cupboard and loft access, window to the side elevation and radiator. The loft is part boarded and has a loft ladder and lighting giving access to the combination boiler that's located in the loft.





MASTER BEDROOM

Double bedroom with window to the rear elevation with pleasant open view and radiator.

BEDROOM TWO

Double bedroom with window to the front elevation and radiator.

BEDROOM THREE

Double bedroom with window to the rear elevation and radiator.



SHOWER ROOM

Modern three piece shower room including a fitted corner shower with mains fed shower over, fitted WC with granite worktop and a wash basin over vanity unit and extra storage, heated towel rail, obscure window to the front elevation, Karndean floor and has fully tiled walls.

ENCLOSED REAR GARDEN

Enclosed and well maintained garden with multiple patios, composite decked seating area with slated borders and a laid lawn section. Outside water tap, lighting and has space for a composite storage shed.



OFF ROAD PARKING

Off road parking for multiple vehicles on a concrete driveway leading to a single integral garage.

EPC / TENURE

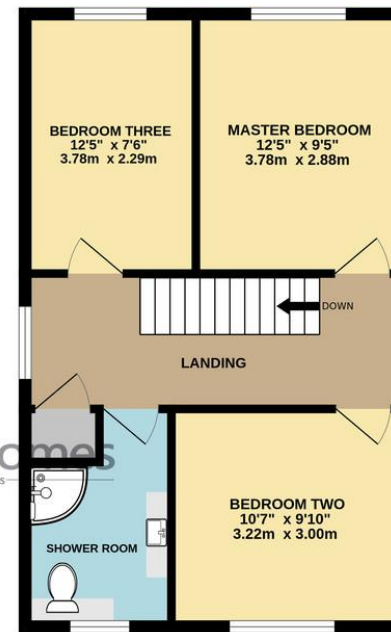
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TENURE - FREEHOLD

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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 operability or efficiency can be given.
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