

# Fletcher & Company

4 Sitwell Close, Smalley, Ilkeston, DE7 6AP

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£645,000

Freehold

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- A Superbly Appointed Detached Family Home
- Envious Village Location With Open Countryside Views
- Impressive Entrance Hall And Shower Room/WC
- Comprehensively Fitted Dining Kitchen With Quality Appliances
- Lounge And Separate Office/ Bedroom Five
- Bedroom One With Balcony To Rear And Luxury En Suite
- Bedroom Two With En Suite
- Two Further Bedrooms And A Family Bathroom
- Driveway And Garage (Currently Used As A Gym)
- Delightful Rear Garden With Open Countryside To Rear.







## Summary

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Nestled in the charming area of Sitwell Close, Smalley, this superbly appointed detached house offers a perfect blend of modern living and elegant design. Spanning an impressive 2,006 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining.

As you enter, you are greeted by a grand entrance hall that leads via double opening doors to a delightful lounge featuring French doors that open up to the beautifully landscaped rear garden.

The heart of the home is the comprehensively fitted dining kitchen, which comes complete with quality integrated appliances, Quartz worktop, thoughtful lighting, an Island unit and a charming dining area that leads to the rear garden. This space is perfect for enjoying meals with family and friends while basking in natural light.

Additionally, the ground floor offers a versatile study or office, which could also serve as a fifth bedroom, along with a convenient shower room. An internal door to the garage is provided and is currently used as a gym. This thoughtful layout ensures that the home meets the needs of modern family life.

Moving to the first floor, you will find an impressive landing area and four well-proportioned bedrooms. Bedroom One has a luxurious en suite and French doors leading to a balcony overlooking open countryside to the rear. Bedroom two also has an ensuite and there are two further bedrooms and a family bathroom.

With parking available for up to three vehicles, this property is not only practical but also offers a sense of luxury and convenience.

It is well positioned in the popular village of Smalley which has a local primary school, Church, village store, Cricket Club, Tennis Club, recreational ground and is a thriving community. Commuting is convenient to Derby, Nottingham, A38, M1, A6, The Peak District and railway stations in Derby and Langley Mill connecting to major cities.

Internal viewing advised to fully appreciate this lovely home

# F&C

## The Location

Smalley is a highly desirable, sought-after village with great amenities including a reputable primary school, a historic church, cricket club, tennis courts, recreational ground, a village store and walks to nearby beauty spots including Shipley Country Park. Heanor Gate Spencer Academy 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

### Ground Floor

#### Entrance Hall

19'9" x 8'7" (6.03 x 2.62)

Having a quality composite door with obscure glass insert and side panel, a quality wood grain effect tiled floor, a central heating radiator with decorative radiator cover, under floor heating and stairs lead off to the first floor. Access is provided to the garage.



#### Shower Room/WC

6'11" x 4'8" (2.11 x 1.44)

Having a wall mounted wash handbasin, a low flush WC and a shower area with fully tiled floor and walls. There is a wall mounted chrome heated towel rail/radiator, inset spotlighting and an extractor fan. Having a built-in cupboard which provides excellent storage space.





### Lounge

16'2" x 12'7" (4.95 x 3.84)

Having double doors providing access from the hallway, a wood grain effect tiled floor, under floor heating, a wall mounted contemporary gas fire, panelling to the walls and UPVC double glazed French windows which provide access to and views of the rear garden and patio.



### Dining Kitchen

23'2" x 12'10" (7.08 x 3.92)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units. With a quartz work surface over incorporating a sink unit with Quooker boiling tap plus chiller and sparkling water. Integrated NEFF appliances include an induction hob, ceiling extractor, a dishwasher, tall refrigerator, full height freezer, a combination oven/microwave and a slide and hide Pyro/Steam oven. Having feature under lighting and plinth lighting, an island unit with breakfast bar and quartz work surface and a built-in Evoline flip socket. Having wood grain effect tiled flooring running throughout, under floor heating, inset spotlighting to the ceiling, a column radiator and a feature Bay to the rear overlooking the garden with individual double glazed windows and UPVC double glazed French doors providing access to the garden and views of the rear countryside.





### Utility Room

8'5" x 5'9" (2.57m x 1.75m)

Appointed with a range of base cupboards and eyelevel units with a quartz work surface over incorporating a sink unit with mixer tap. There is underlighting to the units, a feature splash back, integrated washing machine, a wood grain effect tiled floor with underfloor heating. A door provides access to the side.



### Study/Office/Bedroom Five

12'7" x 8'3" (3.84 x 2.53)

Having a continuation of the wood grain effect tiled flooring, under floor heating, a central heating radiator and a UPVC double glazed window to the front. Fitted with a range of built-in wardrobes, drawers and cupboards which provide excellent hanging and storage space.



### Garage/Gym

13'3" x 11'7" (4.04 x 3.54)

Currently converted to a gymnasium with plastered walls and wall mounted full width mirror. Light and power and a wall mounted heater. A door to the front of the house provides access to a useful storage area.



## First Floor Accommodation

### Galleried Landing

16'1" x 8'2" (4.91 x 2.49)

With feature, wood grain effect Amtico quality flooring laid in a herringbone pattern, a central heating radiator, a UPVC double glazed window to the front and a built-in cupboard housing the pressurised hot water cylinder.



### Bedroom One

16'2" x 13'0" (4.94 x 3.97)

Having an Amtico wood grain effect floor running throughout, inset spotlighting, two central heating radiators and UPVC double glazed French doors provide access to and views of the rear balcony and countryside beyond.





### En-Suite

5'11" x 5'10" (1.81 x 1.78)

Appointed with a four-piece suite comprising a twin sink unit with wood grain effect surround, a low flush WC and a shower area with glass shower screen and tiling to the walls. With a wall mounted, chrome heated towel rail/radiator, a wall mounted mirror, inset spotlighting, extractor fan and a UPVC double glazed window with frosted glass.



### Bedroom Two

12'7" x 9'10" (3.86 x 3.00)

Having a range of fitted bedroom furniture comprising wardrobes, desk and drawers. There is an Amtico wood grain effect floor running throughout, a central heating radiator, inset spotlighting and a UPVC double glazed window to the rear elevation providing far-reaching views over open countryside.



### En-Suite

7'3" x 6'1" (2.22 x 1.87)

Appointed with a white three-piece suite comprising a shower cubicle with glass shower screen and mains fed shower over, a pedestal wash handbasin and a low flush WC. With complementary tiling to the splashback areas and a tiled floor. With a wall mounted chrome heated towel rail/radiator, an extractor fan, inset spotlighting and a UPVC double glazed window with frosted glass to the side elevation.





### Bedroom Three

13'10" x 11'9" (4.24 x 3.60)

Having an Amitico wood grain effect floor, fitted wardrobes and open bookcases providing excellent hanging and storage space, a central heating radiator, a UPVC double glazed window to the side and UPVC double glazed French windows open to a Juliette balcony.



### Bedroom Four/Dressing Room

14'8" x 8'10" (4.48 x 2.71)

Fitted with a quality range of wardrobes, drawers and open glass shelving with an additional dressing table with inset drawers. Having an Amitico wood grain effect laminate floor, a central heating radiator and a UPVC double glazed window to the front elevation.



## Bathroom

8'0" x 7'1" (2.45 x 2.17)

Appointed with a three-piece white suite comprising of a bath with handheld shower attachment over, a pedestal wash handbasin and a low flush WC with tiling to all splash back areas and bath surround. There is a tiled floor, a wall mounted full width mirror, inset spotlighting, extractor fan, a UPVC double glazed window and wall mounted stainless steel towel rail/radiator.



## Outside





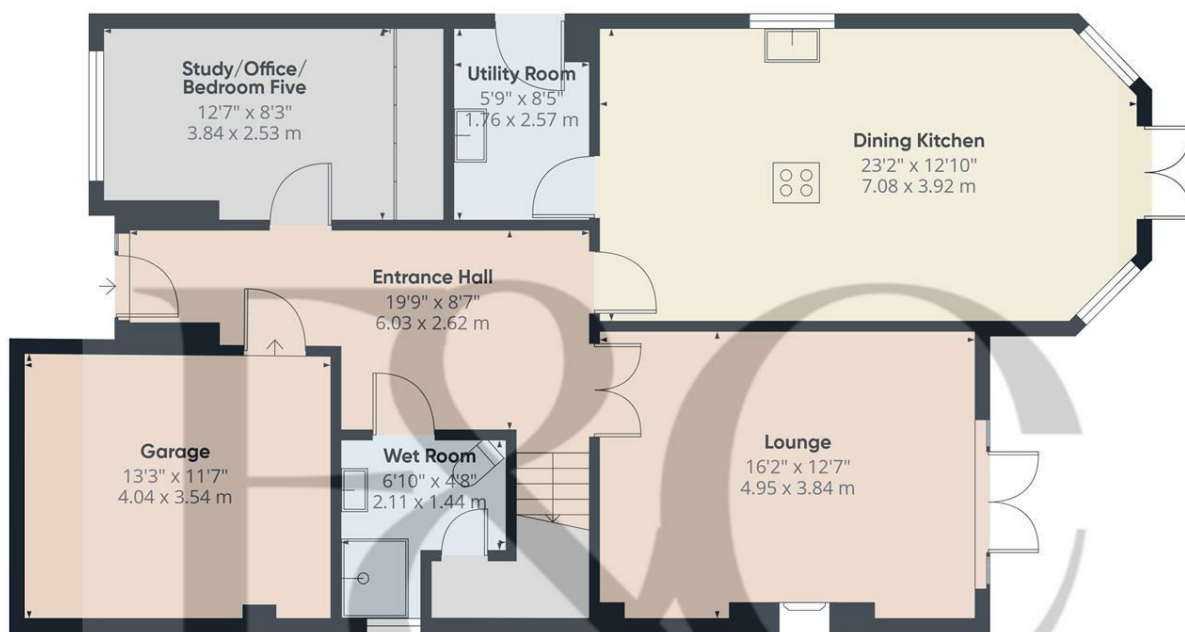
## Aerial



## Views



## Council Tax Band F



Floor 0

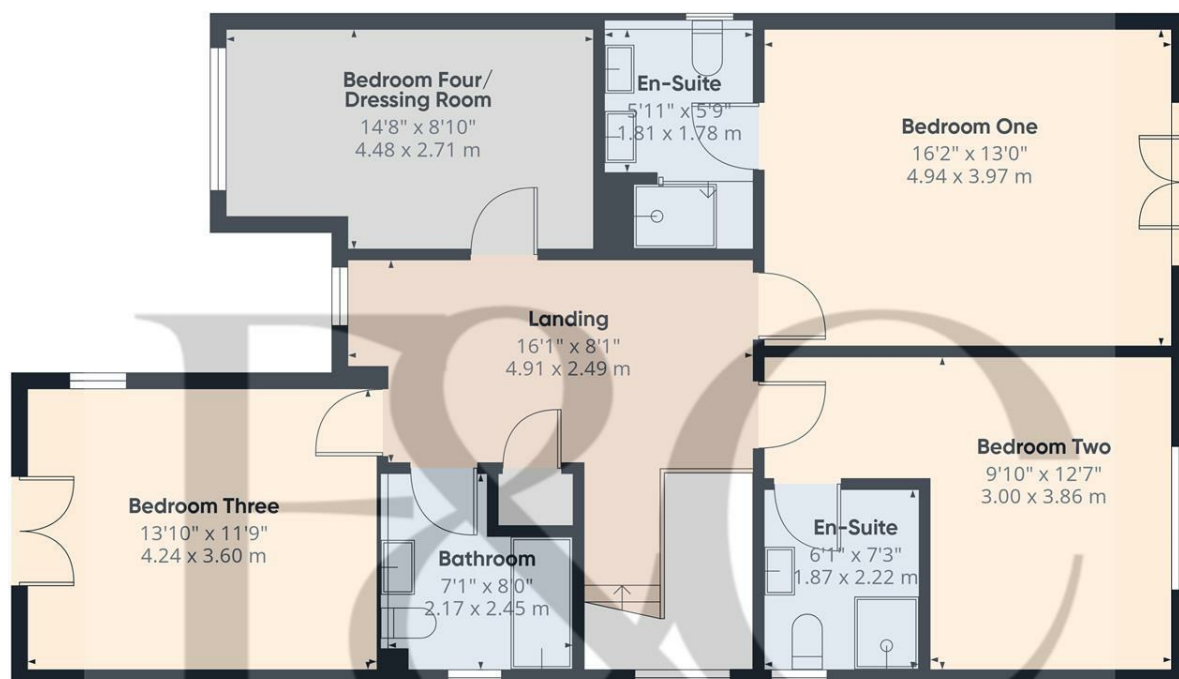
Approximate total area<sup>®</sup>

1036 ft<sup>2</sup>  
96.3 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 1

Approximate total area<sup>®</sup>

970 ft<sup>2</sup>  
90.1 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: F  
Tenure: Freehold

