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3 Bed House

5 Church Close  
Smalley  
DE7 6JX

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£1,200 PCM

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Fletcher  
& Company

5 Church Close  
Smalley  
DE7 6JX



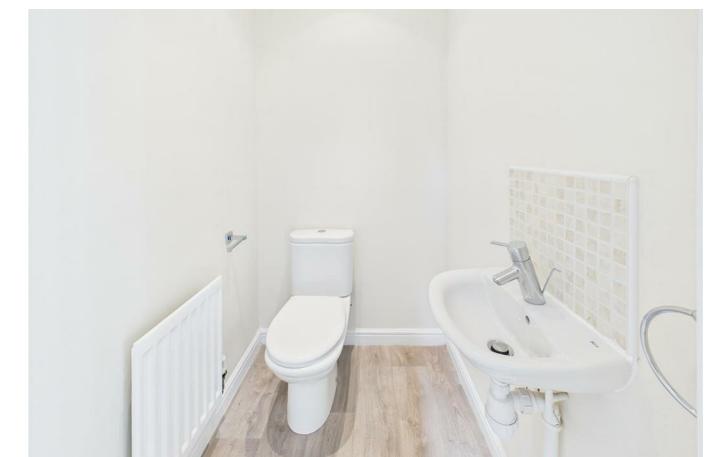
- AVAILABLE IMMEDIATELY
- MASTER BEDROOM WITH EN-SUITE
- DOWNSTAIRS W/C
- SEPERATE DINING ROOM
- STUNNING KITCHEN
- BEAUTIFUL REAR GARDEN
- OFF-ROAD CAR PARKING SPACES
- AVAILABLE LONG TERM
- IMMACULATE PROPERTY
- SOUGHT AFTER VILLAGE OF SMALLEY, DERBYSHIRE

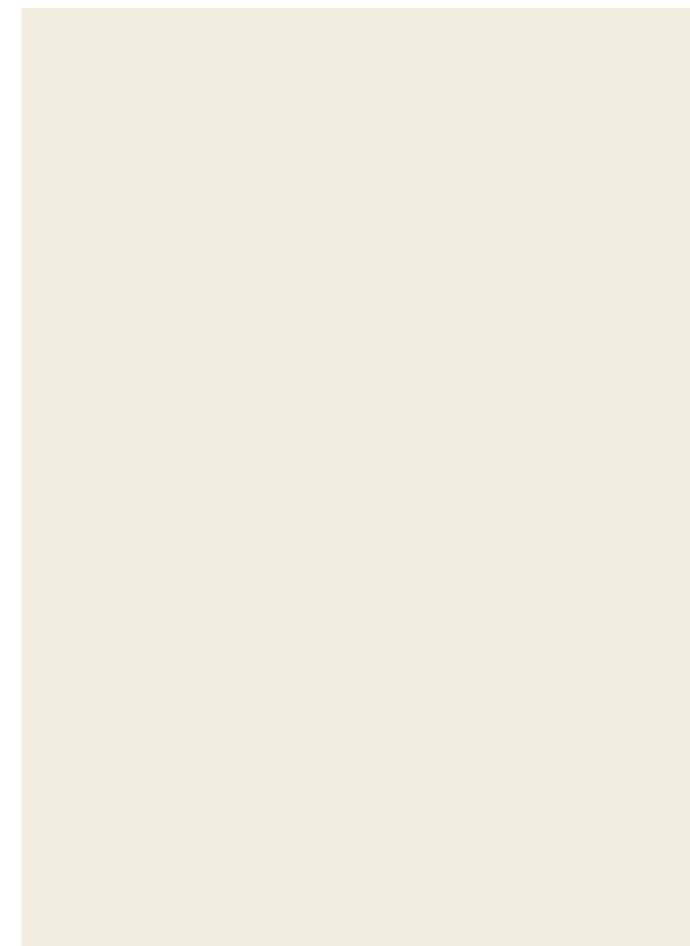
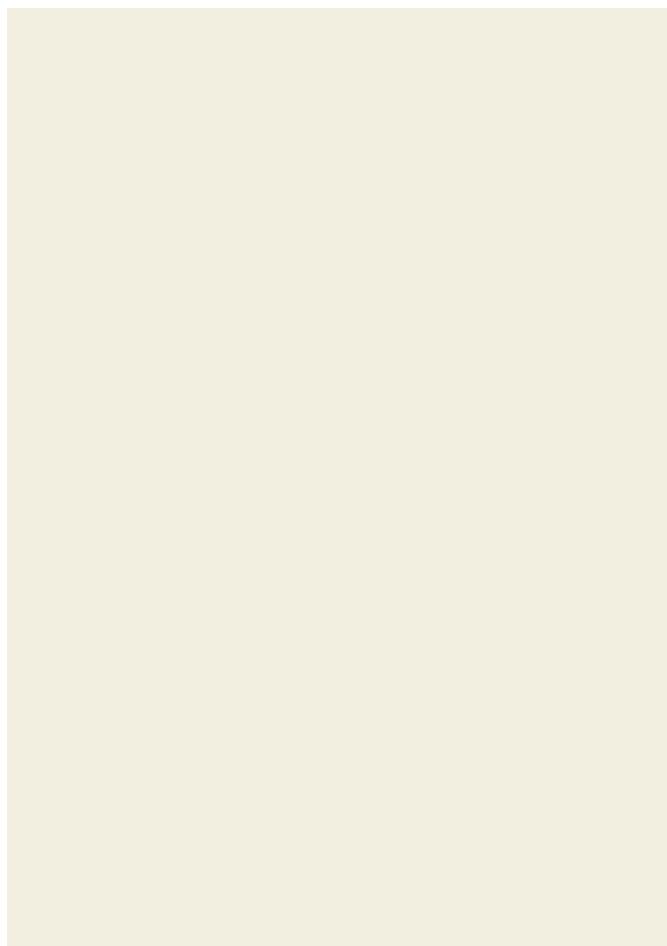
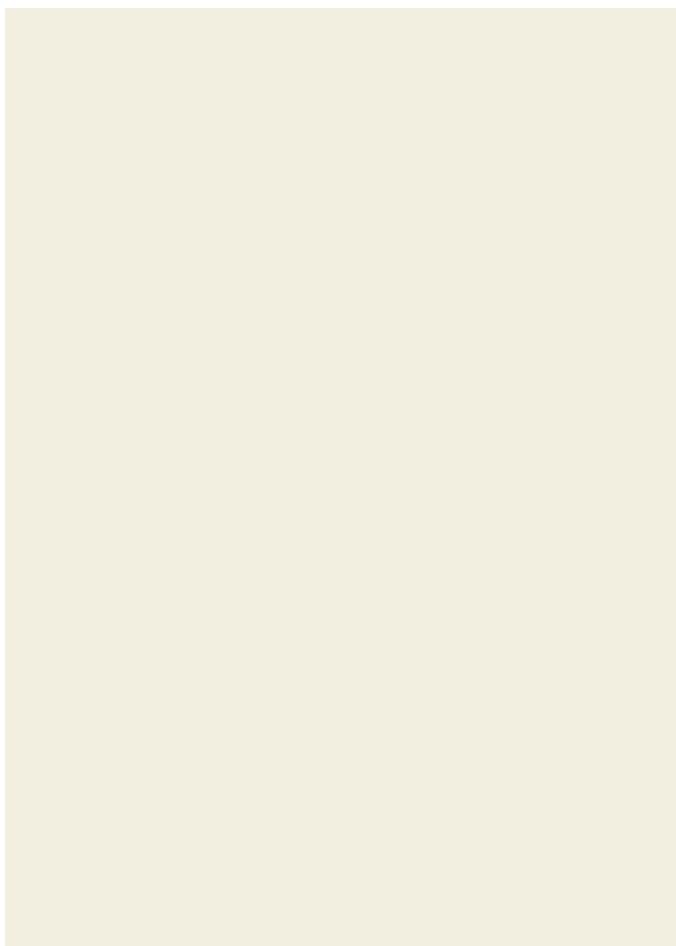
IMMACULATE 3 BEDROOM PROPERTY - This stunning 3 bedroom property is available immediately and situated within the sought after village of Smalley, Derbyshire.

The property briefly comprises of; entrance hallway with access to a ground floor W/C with cloakroom and large open plan living area with under stairs storage, off the living room is access to a dining room over looking the rear garden and an extremely attractive kitchen with integrated appliances and space for washing machine. The first floor has two single bedrooms, a beautiful family bathroom and a master bedroom with a good sized en-suite shower room.

Outside there is a nice rear garden that offer a good degree of privacy, a small very low maintenance front garden and two off-road allocated car parking spaces to the side of the adjoining property.

Available Immediately, and on a short term basis.







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Duffield  
Derbyshire  
DE56 4GD

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A	92	
(B) plus	B	79	
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environment friendly - lower CO <sub>2</sub> emissions			
(A) plus	A		
(B) plus	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not environment friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

# Fletcher & Company