



4 Bed House - Detached

26 Cloves Hill, Morley, DE7 6DH
Offers Around £785,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Bay Fronted Detached Family Home
- Lounge with Log Burner & Family Room
- Living Kitchen/Dining Room with Bi-Folding Doors to Landscaped Garden
- Oak Framed Porch & Utility Room
- Study/Bedroom Five & Dining Room
- Four Double Bedrooms & Three Bathrooms
- Generous Gardens To Front, Side & Rear – Lawns & Patios
- Sweeping Driveway – Five/Six Vehicles
- Double Garage
- Countryside Views

Nestled in the charming area of Cloves Hill, Morley, this bay fronted detached family home offers a perfect blend of space, comfort, and modern living. With four generously sized double bedrooms and three bathrooms, this property is ideal for families seeking room to grow, ensuring convenience for all residents.

You are welcomed by three inviting reception rooms, providing ample space for relaxation and entertainment to include lounge with log burner, family room and dining room. The heart of the home is the impressive living kitchen/dining room, which features bi-folding doors that seamlessly connect the indoor space to the side landscaped garden. This design not only enhances the natural light but also creates an ideal setting for alfresco dining and countryside views.

The property is set within generous gardens that extend to the front, side, and rear, offering a tranquil outdoor retreat. The driveway accommodates parking for up to six vehicles, complemented by a double garage, ensuring that both residents and guests have ample space.

Additionally, the property includes a versatile study that can easily serve as a fifth bedroom, catering to the needs of a growing family or those who work from home.

The Location

Cloves Hill is a particularly sought after area in Morley and in turn approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. Private education include Trent college, The Old Vicarage, Derby High School and Derby Grammar School for boys. For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walks.

Accommodation

Porch

6'1" x 5'2" (1.87 x 1.59)

With half glazed front door, double glazed windows, spotlights to ceiling, tiled flooring and internal glazed door opening into the hallway.

Hallway

13'6" x 6'8" (4.13 x 2.04)

With matching tiled flooring, featured panelled wall, spotlights to ceiling and radiator.

Lounge

20'11" x 17'2" (6.39 x 5.24)

With feature fireplace with log burning stove, matching solid wood flooring, feature wallpapered wall, fitted wall lights, double glazed French doors with plantation shutters to front, double glazed French doors to rear with internal plantation shutters and open square archway leading to dining room.



Dining Room

19'11" x 13'9" (6.08 x 4.21)

With matching solid wood flooring, fitted wall lights, double glazed window to front with internal plantation shutters, double glazed French doors with internal plantation shutters to rear, open square archway leading to lounge, split level staircase leading to first floor with attractive balustrade and understairs storage cupboard.



Family Room

13'5" x 12'0" (4.11 x 3.67)

With feature fireplace with inset living flame gas fire, solid wood flooring, high ceilings, radiator, double glazed window to side, double glazed bay window to front and internal glazed door.



Living Kitchen/Dining

24'8" x 12'4" (7.53 x 3.76)



Dining Area

With matching solid wood flooring, high ceilings, double glazed bi-folding doors opening onto landscaped gardens, open space into kitchen area, countryside views to front, double glazed bay window, feature wallpaper wall, wall lights, glazed internal door, radiator and open space leading to kitchen areas.



Kitchen Area

With one and a half inset sink unit with mixer tap, wall and walnut base fitted units with attractive matching quartz worktops, range style cooker with concealed extractor hood, integrated dishwasher, continuation of the quartz worktops forming a useful breakfast bar area, matching solid wood flooring, high ceilings, spotlights to ceiling, double glazed window to side, double glazed window to rear, open space into dining area.

Hallway

7'5" x 6'6" (2.28 x 1.99)

With matching solid wood flooring, featured panel wall, wall light, radiator and internal double opening glazed doors.

Utility Room

9'3" x 7'1" + 7'10" x 5'3" (2.83 x 2.17 + 2.40 x 1.62)

With single sink unit with mixer tap, wall and base cupboards, worktop, plumbing for automatic washing machine, tiled flooring, high efficiency hot water cylinder, double glazed window and double glazed door.

Shower Room

7'3" x 2'9" (2.21 x 0.86)

With separate shower cubicle with shower, wash basin, low level WC, tiled splash backs, tiled flooring, radiator, extractor fan and double glazed window.

First Floor Landing

20'1" x 6'11" (6.13 x 2.11)

With solid wood flooring, attractive balustrade, high ceilings, principal beam, two sealed unit double glazed skylight windows, wall lights, double glazed window to front and countryside views.

Double Bedroom One

20'11" x 15'3" (6.39 x 4.65)

With built-in wardrobes with mirrored fronts providing good storage, high ceilings, principal beam, solid wood flooring, four matching sealed unit double glazed skylight windows, double glazed French doors with Juliet style balcony to front, fitted wall lights, double glazed French doors with Juliet style balcony to rear, featured panelling to wall and countryside views.



En-Suite

7'9" x 6'0" (2.37 x 1.84)

With large, double shower cubicle with chrome fittings including shower, fitted wash basin, low level WC, travertine limestone tiled splashbacks with travertine limestone tiled flooring, heated chrome towel rail/radiator, extractor fan, double glazed skylight window.



Landing

13'5" x 7'8" (4.10 x 2.34)

With solid wood flooring, radiator.

Double Bedroom Two

13'6" x 12'2" (4.12 x 3.71)

With fitted double wardrobe with sliding door, wood effect flooring, radiator, double glazed bay window to front and countryside views.



Double Bedroom Three

13'8" x 12'3" (4.19 x 3.74)

With chimney breast, radiator, double glazed bay window to front and countryside views.



Double Bedroom Four

10'5" x 9'10" (3.20 x 3.01)

With radiator, double glazed window to side, countryside views.



En-Suite

6'9" x 4'9" (2.08 x 1.47)

With bath with shower over with shower screen door, pedestal wash handbasin, low level WC, tiled walls, tiled flooring, heated chrome towel rail/radiator and double glazed window.



Study/Bedroom Five

10'4" x 6'8" (3.16 x 2.05)

With solid wood flooring, radiator, access to roof space, double glazed window to front and countryside views.

Family Bathroom

15'9" x 7'3" (4.81 x 2.22)

With bath with chrome mixer tap, twin wash basins both having chrome fittings with fitted base cupboards underneath, low level WC, double shower cubicle with chrome shower, tiled walls, tiled flooring, spotlights to ceiling, large, heated chrome towel rail/radiator, built-in storage cupboard and double glazed window.



Front Garden

The house is set back from the pavement edge behind a lawned fore garden with inset flower beds.

Side Garden

Accessed from the bi-folding doors in the living kitchen/dining room is an attractive seating area with composite decking and patio. Ornamental pond with fountain and countryside views.



Rear Garden

The property benefits from a generous rear garden laid to lawn with a various selection of shrubs, plants, trees and patio. Timber shed.



Garden Cabin

16' x 9'6" (4.88m x 2.90m)

Driveway

A sweeping gravelled driveway provides car standing spaces for approximately five/six vehicles.

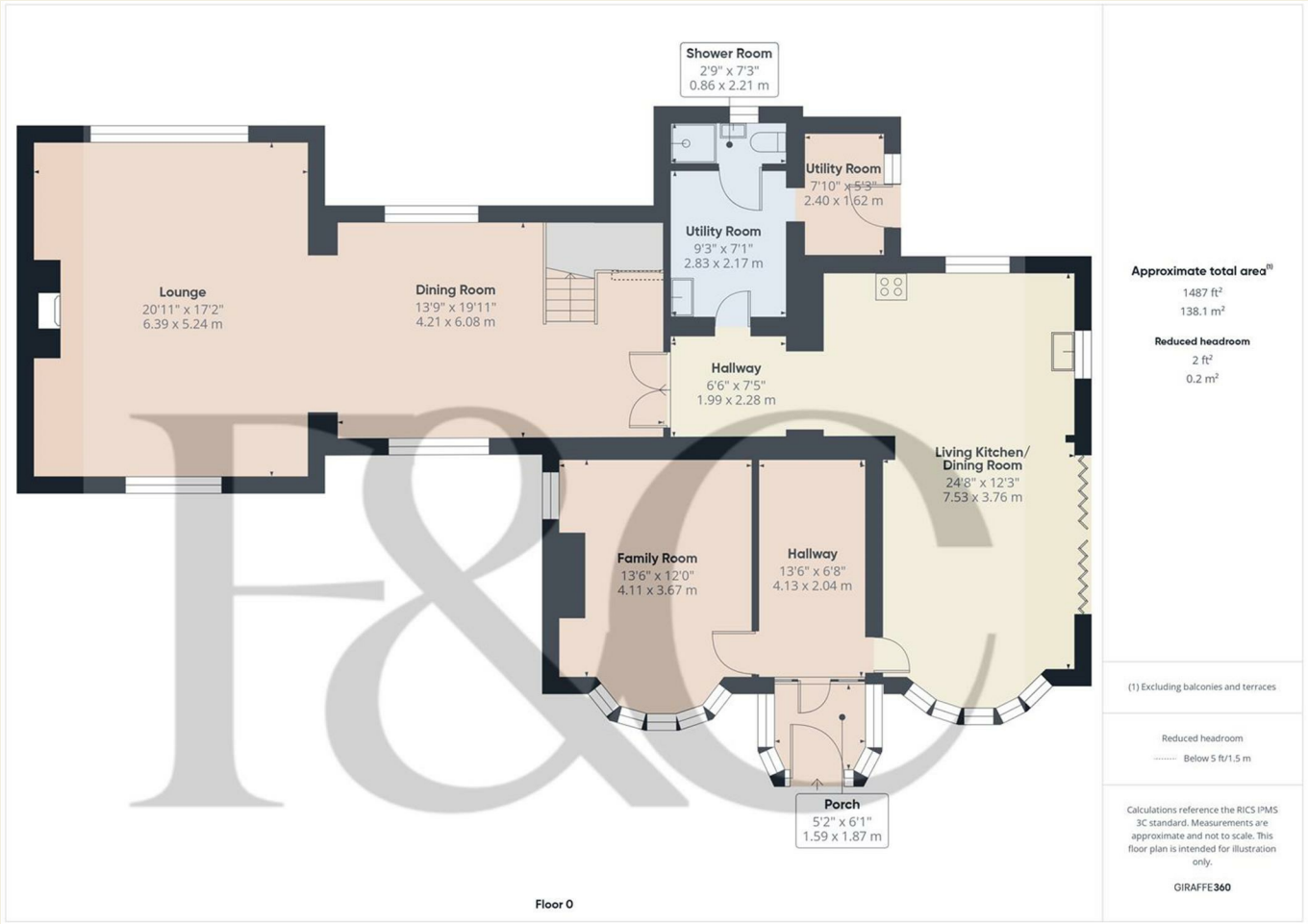
Garage One

16'6" x 8'7" (5.03m x 2.62m)

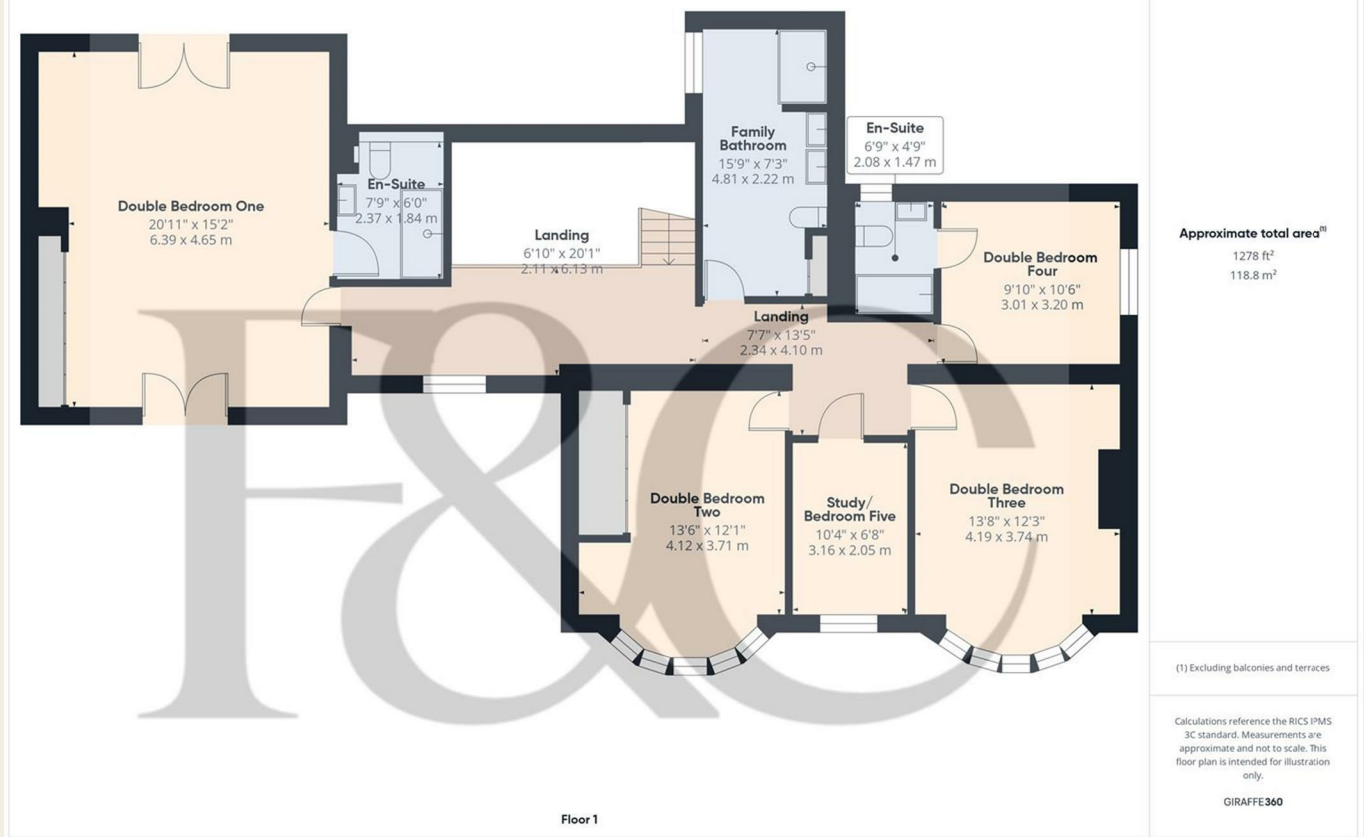
Garage Two
16'6" x 7'1" (5.03m x 2.16m)



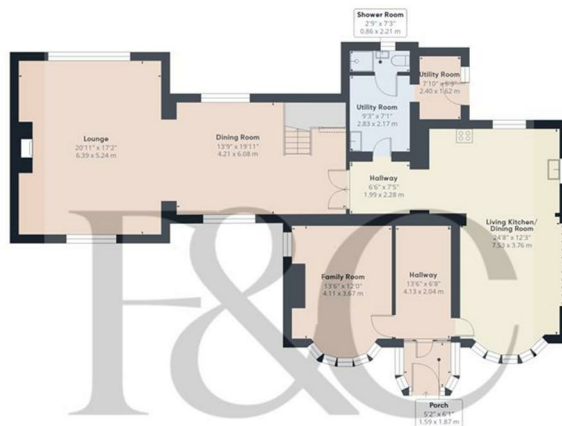
Council Tax Band - F
Amber Valley



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Floor 0



Floor 1

Approximate total area⁽¹⁾

2765 ft²
256.9 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	