

# Fletcher & Company

78 Heanor Road, Smalley, Ilkeston, DE7 6DX

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Offers Around £465,000

Freehold

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- Highly Convenient Location
- Stunning Views to Rear
- Porch, Entrance Hall & Ground Floor Shower Room
- Generous Living Room
- Separate Dining Room
- Superb Open Plan Living Kitchen with Utility Off
- Four First Floor Bedrooms & Three Bathrooms
- Principal Bedroom with Balcony & En-Suite
- Landscaped, Private Rear Garden
- Extensive Driveway







## Summary

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OPEN VIEWS - Deceptively spacious, four bedroom, detached residence occupying convenient location on Heanor Road on the outskirts of Smalley and Heanor. The property requires a full internal inspection to fully appreciate the size and quality of accommodation on offer and to appreciate the fabulous plot on which the property stands backing onto open fields offering fabulous views.

The property comprises porch, entrance hall, ground floor shower room, utility room, generous living room, separate dining room, open plan living space with kitchen area and fabulous garden room with lantern roof and bi-fold doors making the most of the views. First floor accommodation comprises L-Shape landing, principal bedroom with en-suite shower room and fabulous balcony, three further bedrooms and bathroom.

The property benefits from a good sized block paved driveway providing ample car standing to front and down the side. To the rear of the property is very pleasant private garden with upper level block paved patio/dining area, lawn, lower level patio, secondary lawn and decked seating area adjacent to the open fields. There are low level wrought iron railings to maximize the view and herbaceous borders containing plants and shrubs.

# F&C

### **The Location**

The property's location offers easy access into Smalley village and a very popular primary school, cricket ground, recreational ground, tennis courts and pleasant walks in the surrounding open countryside. There is easy access to Shipley Country Park and Heanor is a short distance away and offers an excellent range of amenities including supermarket, cafes, restaurants, shops and leisure centre. A regular bus service also runs along the A608 into Derby City Centre.

### **Accommodation**

#### **Porch**

4'9" x 4'1" (1.45 x 1.27)

A panelled entrance door provides access to the porch with central heating radiator, tiled floor, window to either side elevation and glazed door to the entrance hall.

#### **Spacious Entrance Hall**

9'11" x 6'0" (3.04 x 1.85)

With central heating radiator, stylish wood effect flooring, staircase to first floor and window to front.

#### **Dining Room**

12'3" x 10'0" (3.75 x 3.07)

Having a feature fireplace with decorative wooden surround, cast iron open fire grate, central heating radiator and window to front.



### Generous Lounge

19'5" x 12'4" (5.92 x 3.76)

Again, having a feature fireplace with decorative surround and raised hearth with open fire grate, two central heating radiators and double glazed French doors to rear garden/patio area.





### **Fabulous Open Plan Living Kitchen**

23'11" x 9'1" (7.30 x 2.77)

Comprising kitchen area with granite worktops which extend to breakfast bar, twin inset ceramic sink unit with mixer tap, fitted base cupboards and drawers, appliance space suitable for a gas range cooker (included in the sale), fridge/freezer and dishwasher, continuation of the wood effect flooring, window to side and open access to the fabulous extended garden room.



### Extended Garden Room

14'11" x 11'11" (4.55 x 3.65)

This is a stunning addition to the home making the most of the far-reaching views through bi-fold doors. It is a light and airy room due to the large lantern roof. There is a corner mounted cast iron log burner, recessed ceiling spotlighting, door to the garden and further doorway to the utility room.



### Utility

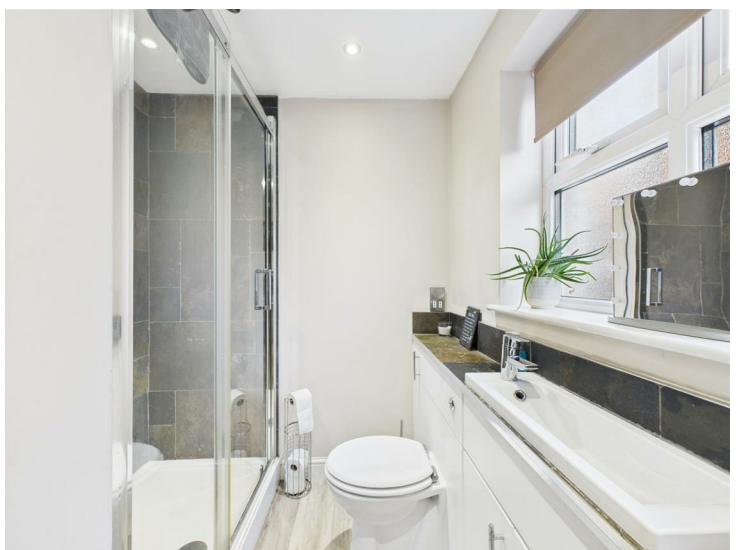
7'7" x 4'8" (2.33 x 1.43)

Comprising granite worktops, inset ceramic sink unit, fitted base cupboards and drawers and window to front.

### Shower Room

7'2" x 6'1" (2.20 x 1.87)

With low flush WC, vanity unit wash handbasin with cupboard beneath, shower cubicle, central heating radiator and window to side.



### First Floor Accommodation

### **Landing**

15'8" x 2'6" (4.80 x 0.78)

Featuring an L-shaped landing, central heating radiator, access to loft space and window to side.

### **Principal Bedroom**

13'2" x 11'6" (4.03 x 3.53)

With central heating radiator, recessed ceiling spotlighting, double glazed French door to fabulous balcony with decking and glass and steel balustrade with stunning views.

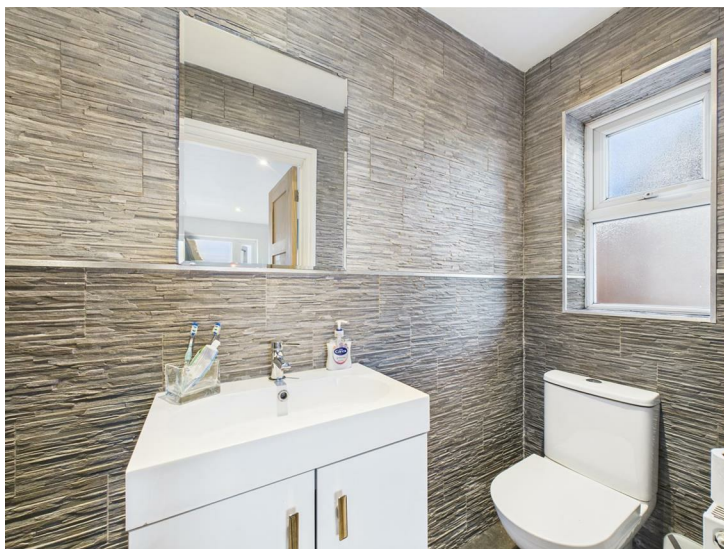




### En-Suite

11'6" x 2'11" (3.53 x 0.89)

With low flush WC, wash handbasin, shower cubical, chrome towel rail/radiator, recessed ceiling spotlighting, and window to side.



### Bedroom Two

11'0" x 9'11" (3.37 x 3.03)

With central heating radiator and window to rear with fabulous view.





### **Bedroom Three**

9'11" x 9'0" (3.04 x 2.75)

With central heating radiator and window to front.



### **Bedroom Four**

10'0" x 7'0" (3.05 x 2.14)

Currently used as a dressing room, with central heating radiator and window to front.



## Bathroom

7'4" x 6'8" (2.24 x 2.04)

Part wood panelled with low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and window to side.



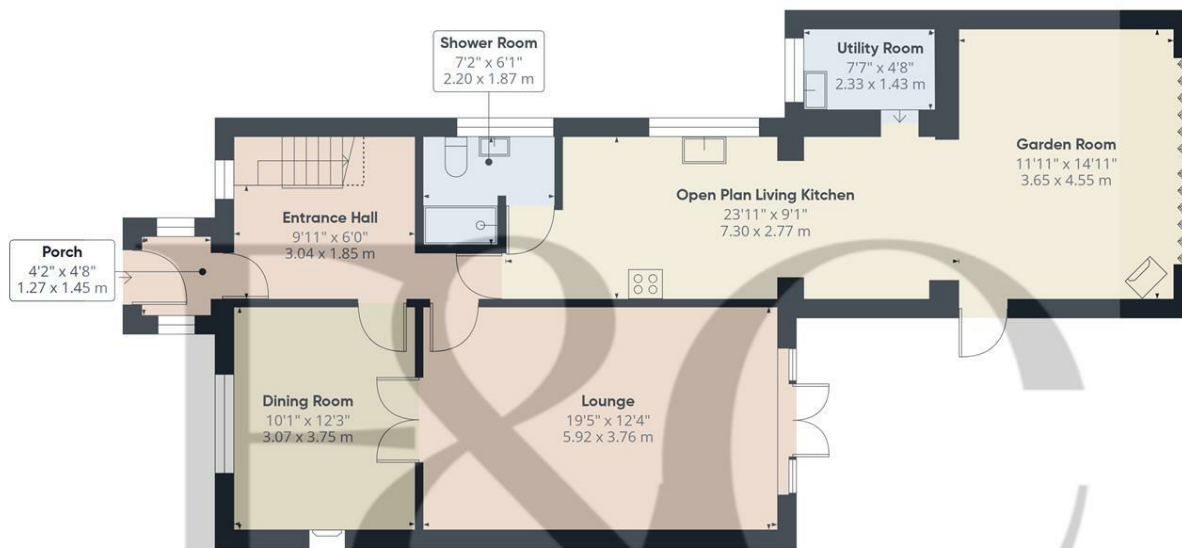


## Outside

The property occupies a good sized plot set down from the road behind an extensive block paved driveway which provides off road parking and further space down the side of the property through wrought iron gates. To the rear of the property is a well-established private garden with various block paved seating areas, decked section with amazing views, two lawns and hard standing for a greenhouse.



Council Tax Band E



Floor 0

**Approximate total area<sup>®</sup>**

959 ft<sup>2</sup>  
89 m<sup>2</sup>

**Reduced headroom**

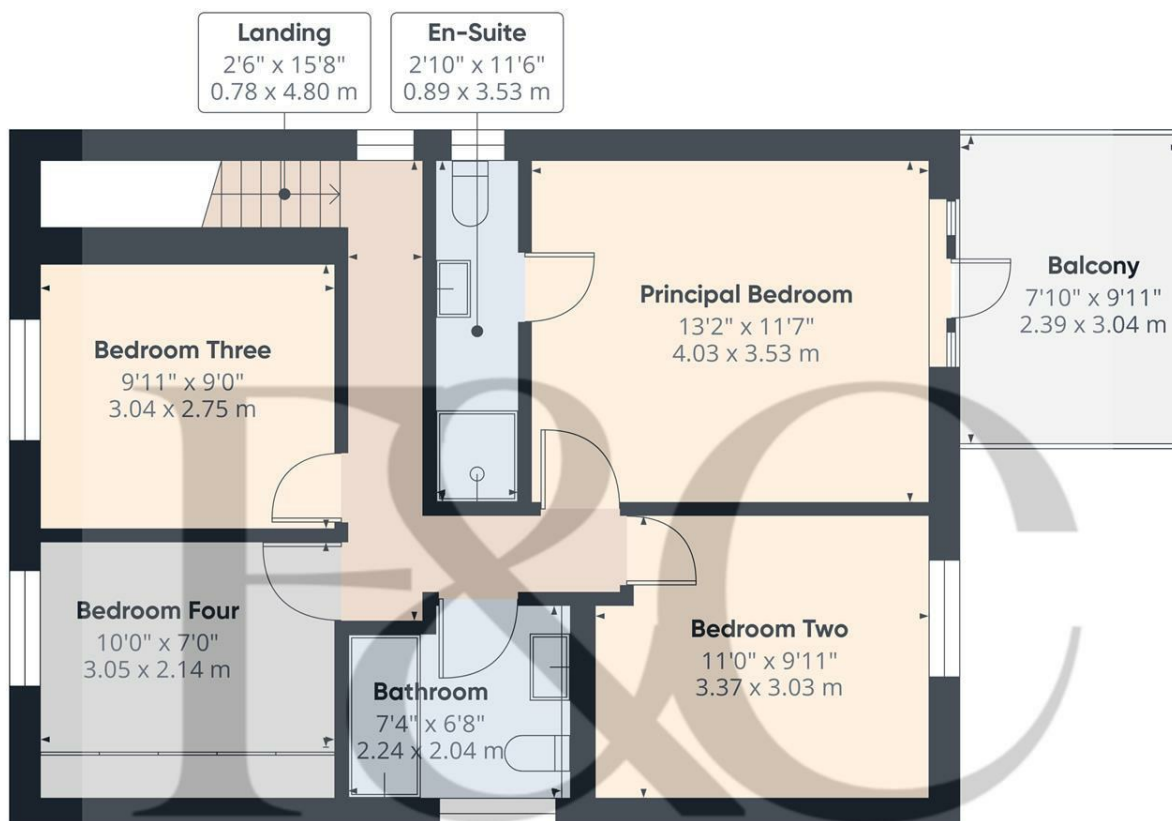
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(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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Floor 1

**Approximate total area<sup>®</sup>**

584 ft<sup>2</sup>  
54.3 m<sup>2</sup>

**Balconies and terraces**

78 ft<sup>2</sup>  
7.2 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>	74	83
(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: E  
Tenure: Freehold

