

154 Heanor Road, Smalley, Ilkeston, DE7 6DY

Offers Over £259,950

Freehold



- Spacious Entrance Hall
- Through Lounge/Dining Room
- Conservatory
- Fitted Kitchen
- Three First Floor Bedrooms & Bathroom
- Pleasant Lawned Rear Garden with Feature Decked Area
- Driveway & Garage
- Close to a Good Range of Amenities
- Close to Excellent Transport Links
- Viewing Recommended





Summary

A superbly presented, bay fronted, three bedroom, semi-detached residence located close to Smalley village and Heanor.

Internally, the property is double glazed and gas central heated and comprises entrance hall, through lounge/dining room, conservatory and fitted kitchen. The first floor landing leads to three bedrooms and a well-appointed bathroom.

The property benefits from a fore-garden and driveway which leads to a detached garage through timber gates. To the rear there is a pleasant, lawn garden with decked entertaining space.

F&C

The Location

The property is located in sought after Smalley, an idyllic village with a range of local amenities and the appeal of being a countryside location. The property is close to good schooling at all levels, in particular Smalley primary school for which the property is in the catchment area. Nearby Heanor Gate school has recently been awarded outstanding at the Ofsted inspection. Within easy reach are recreational areas for families and plenty of countryside walks. There is also a regular bus service which runs into Derby City centre and the historic town of Belper (which is a UNESCO world heritage site) is just a 15 minute drive away. A public footpath can be found opposite the property and this runs to Denby within 20 minutes where there is a local pub.

Accommodation

Ground Floor

Entrance Hall

14'3" x 6'11" (4.35 x 2.11)

A panelled, glazed and leaded entrance door provides access to spacious entrance hall with central heating radiator and panelled staircase to first floor with understairs storage cupboard.



Through Lounge/Dining Room

26'10" x 11'5" (8.20 x 3.48)

Incorporating a chimney breast with feature fire surround, ideal for an electric fire, two central heating radiators, feature panelled wall, decorative coving, double glazed cant bay window to front and double glazed French doors to conservatory.



Conservatory

11'6" x 10'7" (3.51 x 3.24)

Giving views over the garden and access via French doors.



Kitchen

9'10" x 6'11" (3.02 x 2.13)

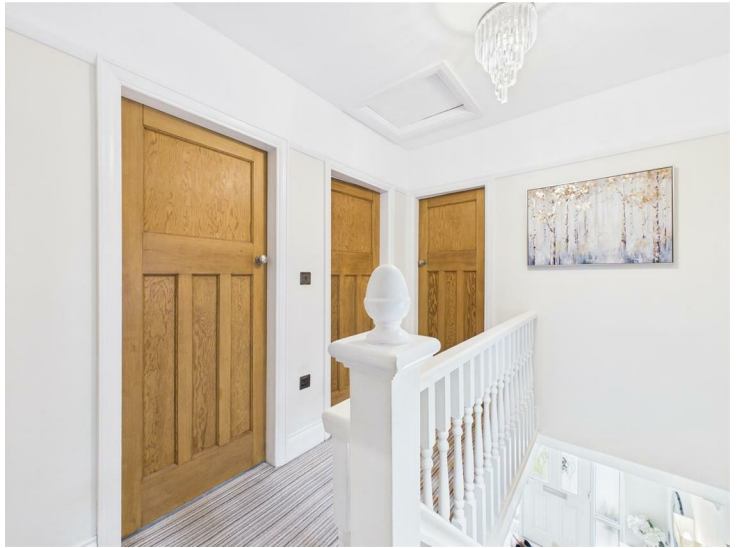
Featuring a solid wood worktop with tiled surrounds, ceramic sink unit with mixer tap, fitted base cupboards, complementary wall mounted cupboards, four plate induction hob with built-in oven beneath and extractor hood over, appliance space suitable for fridge freezer, central heating radiator, double glazed window to side and panelled and double glazed door to garden.



First Floor Landing

9'11" x 6'11" (3.03 x 2.12)

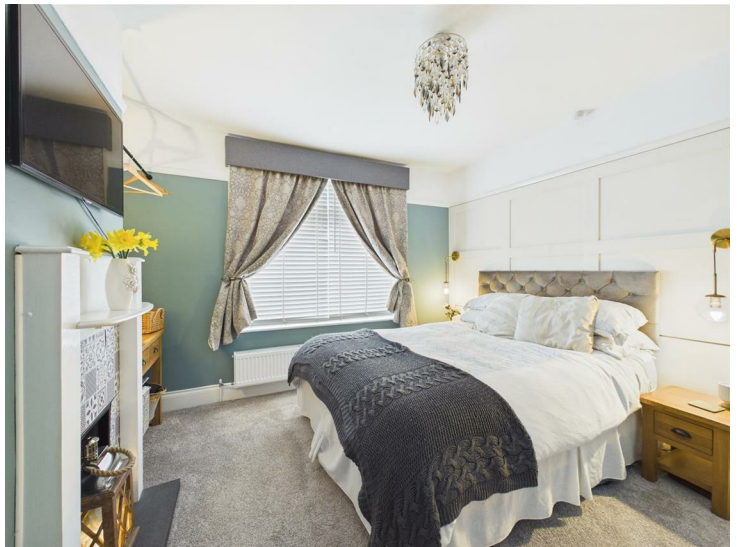
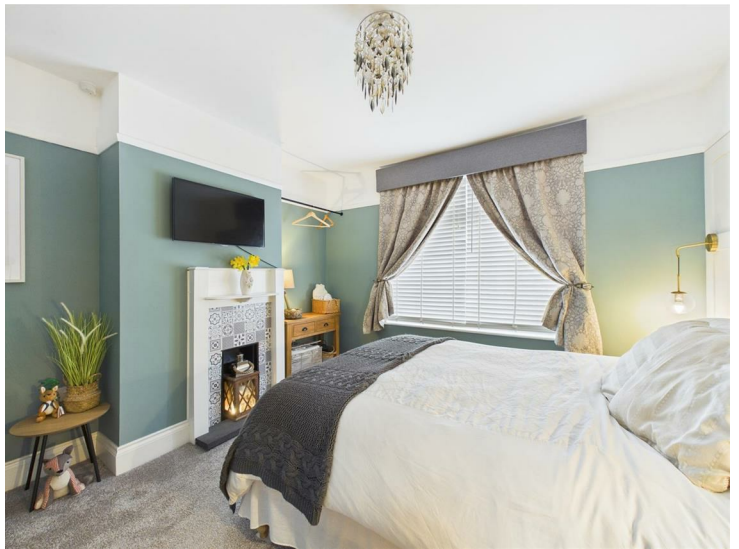
A semi-galleried landing with feature balustrade, picture rail, access to loft space and double glazed window to side.



Bedroom One

13'0" x 11'6" (3.97 x 3.52)

Having a central heating radiator, decorative coving, picture rail and double glazed window to rear.



Bedroom Two

11'5" x 11'4" (3.49 x 3.47)

Featuring a fire surround, central heating radiator, picture rail, feature panelled wall and double glazed window to front.



Bedroom Three

6'11" x 6'11" (2.13 x 2.12)

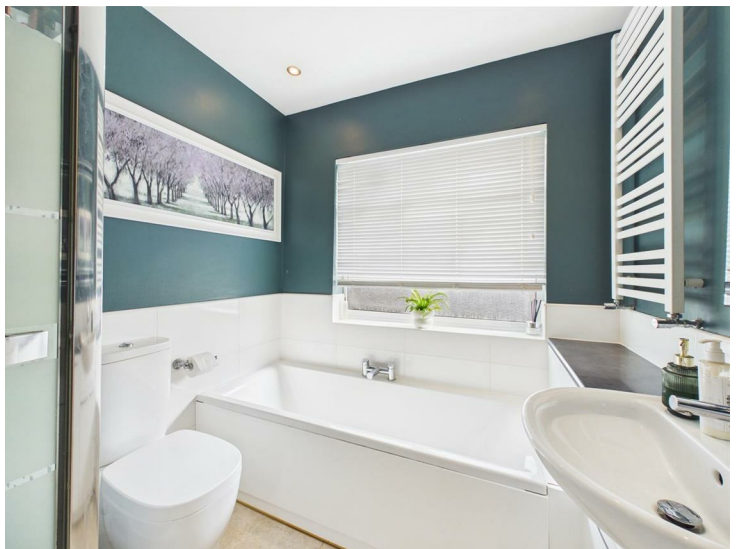
With central heating radiator and double glazed window to front.



Well-Appointed Bathroom

7'2" x 6'11" (2.20 x 2.13)

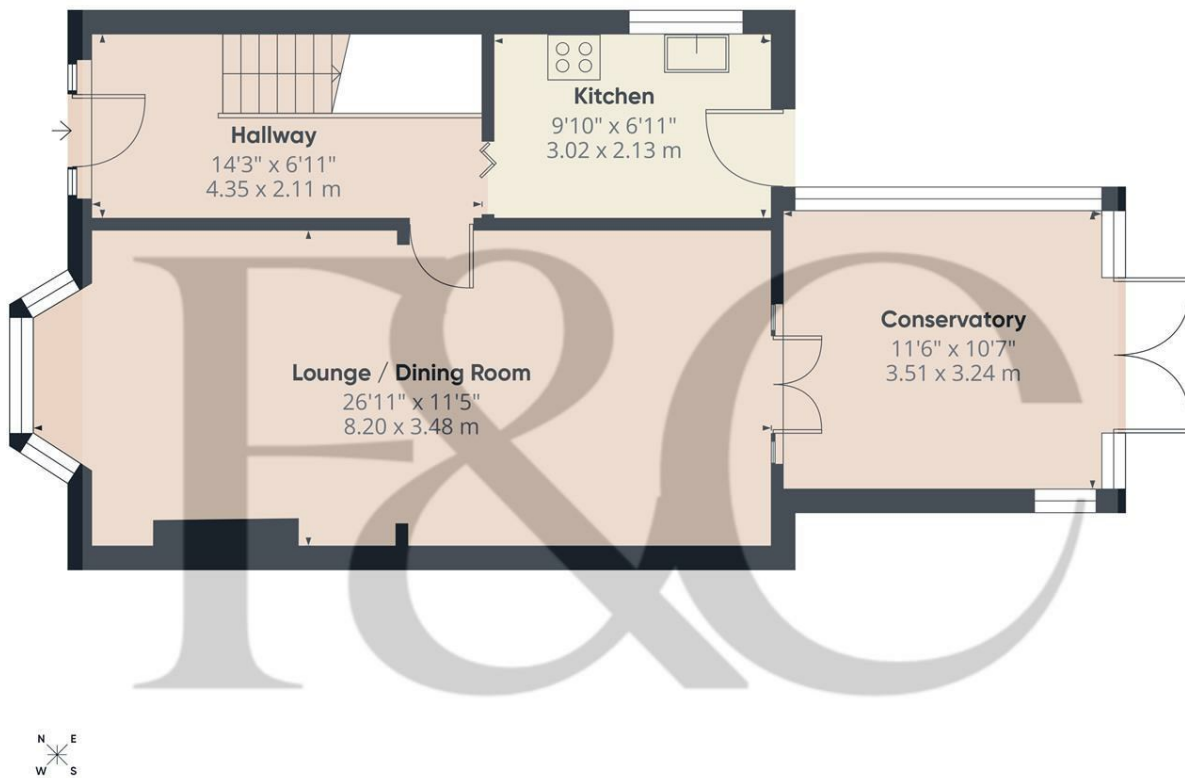
Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, bath, separate shower cubicle, central heating radiator and double glazed window to rear.



Outside

The property is set down from Heanor Road behind a lawn fore-garden and driveway providing off-road parking and access to a single garage. To the rear of the property is a gently sloping lawn with feature decked area offering a good degree of privacy and being ideal for outdoor dining.

Council Tax Band B



Floor 0

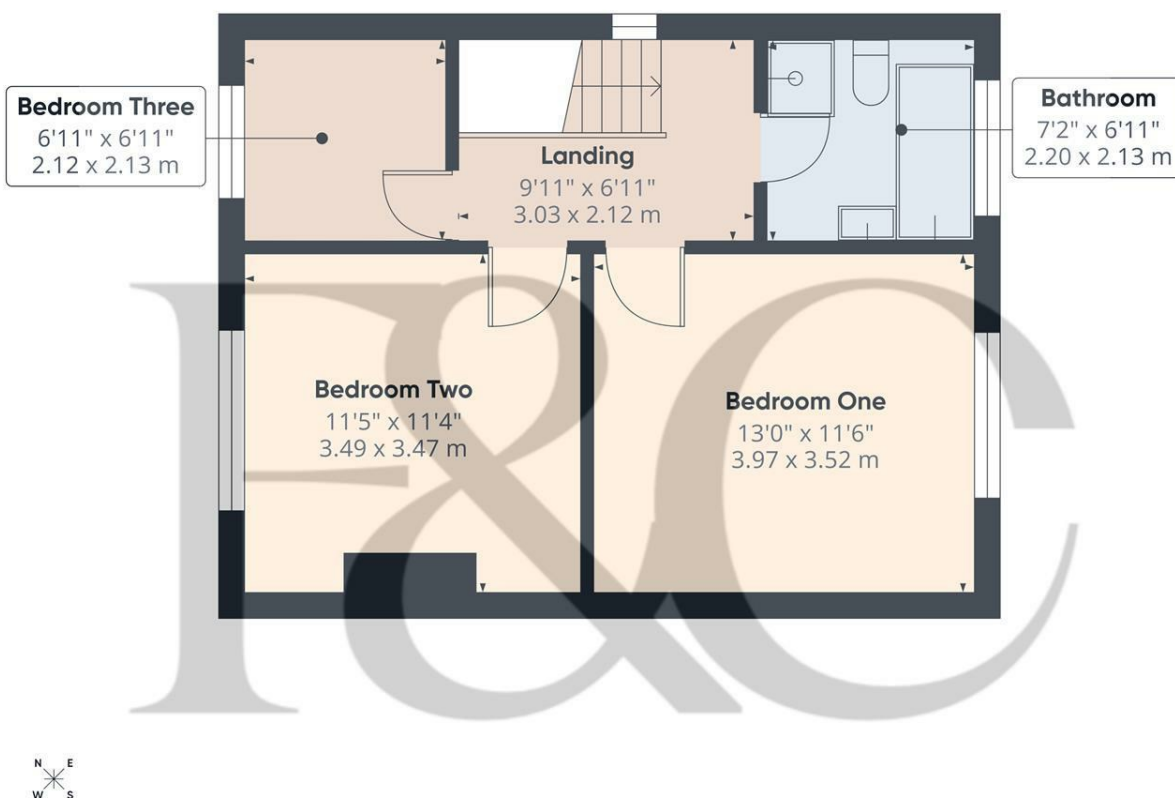
Approximate total area⁽¹⁾

601 ft²
55.8 m²

(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⁽¹⁾

429 ft²
39.8 m²

(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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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	