



Thatched House
2 Smalley Drive | Oakwood | Derby | DE21 2SF

FINE & COUNTRY

THATCHED HOUSE

This local landmark property is positioned on an elevated corner plot with stunning views overlooking rolling fields, the Derby County Training Academy and views across Derbyshire and towards Leicestershire. The rear garden is both large and private and includes a patio area for entertaining, a garden room, and even a tree swing for the kids.







A rare opportunity to obtain a beautifully presented thatched house built in 1989 sitting on a large corner plot with countryside views. The property offers over 1,700 sq ft of open plan living.

Upon entering the house, you are greeted by the light and spacious hallway that showcases the excellence of the interior design and provides a glimpse of the quality and space on offer at this property.

The three spacious reception rooms comprise of the impressive open plan living and dining room that benefits from a modern recessed gas fire, high ceilings, spot lights and two sets of patio doors that flood the room with an abundance of natural light. The dining room to the rear can accommodate large dinner parties and provides a real sense of grandeur with its high ceilings, spotlights and patio doors that lead to the rear garden.

The heart of the home is the high-quality contemporary kitchen with granite countertops, breakfast area, range cooker, integrated appliances and tiled floor with underfloor heating. The kitchen leads through to the stunning conservatory that also boasts tiled flooring with underfloor heating, and bi-fold doors that open up onto the patio area. The glass panel roof has been gas filled to keep the conservatory cool in the summer months, and for the hottest of days, there is also air conditioning.

The main living dining space is open plan and modern with a floating recessed gas fireplace, recessed lighting and two sets of patio doors that flood the room with ample natural light. The downstairs also benefits from a cloakroom, a large study and a large porch.

The wooden staircase provides access to the first-floor landing and the impressive master suite that boasts a balcony overlooking the rear garden, fitted wardrobes and an en-suite that benefits from a large shower and contemporary heated towel rail and underfloor tiled flooring. There are a further two good sized double bedrooms and a family bathroom with a bath and overhead shower and underfloor tiled flooring.



Seller Insight

“ This extremely attractive thatched home, which was built in 1989, enjoys a sought after location just four miles from Derby town centre. “I used to live just a few hundred yards up the road before I moved here eleven years ago,” says Alan, “but this is a house that I’d always admired, so when it came up for sale I absolutely jumped at the chance to own it. It’s a lovely house to look at and it sits on this great big corner plot, and the views to the front are green for as far as the eye can see – from the top floor I can even see the Derby County training ground – so it’s often hard to believe that I’m just ten minutes from the town centre.”

“The house was in a terrible mess when I came here. The previous owner had had it from new and not done a thing to it in all the years he’d been here, but luckily I’m in the building trade and so I knew that with a bit of hard work and imagination I could turn it back into a really lovely home. I essentially had to strip it right back and almost start from scratch. Walls were taken down to make the layout in the main living areas much more open plan, the whole house had to be re-plastered and redecorated, the kitchen and bathroom were updated and I also put a lovely big conservatory on the back. From the outside the house looks like it should be on the front of a chocolate box, it’s very traditional, but inside I’ve gone for a much more modern look and feel, which creates a really nice contrast. It’s now light and bright, the layout flows incredibly well and it’s just a very comfortable house to live in.”

“The garden was yet another huge project,” continues Alan. “It was literally like a jungle and it wasn’t until I cleared it that I discovered how large it was. The conservatory opens onto a very nice patio area and then the rest of the space is laid to lawn and edged with hedging and a couple of mature trees. It’s a very nice-looking garden and very neat and tidy, and it’s not in the slightest bit overlooked so I enjoy total and utter privacy.”

“The kitchen is probably my favourite part of the house,” says Alan. “It opens into the conservatory, so I have this lovely kitchen, dining and living space that connects almost seamlessly with the garden.”

“The real beauty of this location is the fact that in one direction it’s all very rural, but in the other I have access to a major town and a fantastic array of shops and amenities, so I really can enjoy the best of both worlds,” says Alan.

“Another benefit of such a large plot is having a very big driveway with plenty of parking space,” says Alan. “At one point I managed to fit ten cars out there, and that was without using the garage.”

“The house is perfect, but it’s the location and those views that I’ll miss most when I leave,” says Alan. “I don’t think I’ll ever find anywhere else quite like it.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























OUTSIDE

The property sits on a large corner plot that boasts a substantial block paved driveway for at least 6 cars comfortably, plus a double garage. The rear garden is both large and private and includes a patio area for entertaining, a lawn area with mature trees and shrubs, a garden room, and even a tree swing for the kids.



LOCATION

The Thatched House is located on the outskirts of Oakwood which boasts many local amenities including local shops, schools and restaurants in addition to excellent public transport links. Derby City Centre is less than a 10 minute drive away, and for those looking to commute further afield, the A52 is 5 minutes away, the A38 is less than 10 minutes, and the M1 is also 10 minutes away. East Midlands Airport is only a 20 minute drive





SERVICES TO THE PROPERTY

All mains services are connected to the property. High Speed Broadband is available in the area.

LOCAL AUTHORITY

Derby City Council

VIEWING ARRANGEMENTS

Strictly via the vendor's agents Fine & Country. Contact Greg Perrins on 01332 973 882 or 07495 368 823

WEBSITE

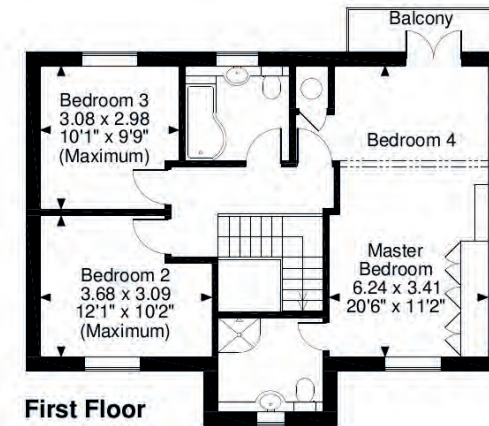
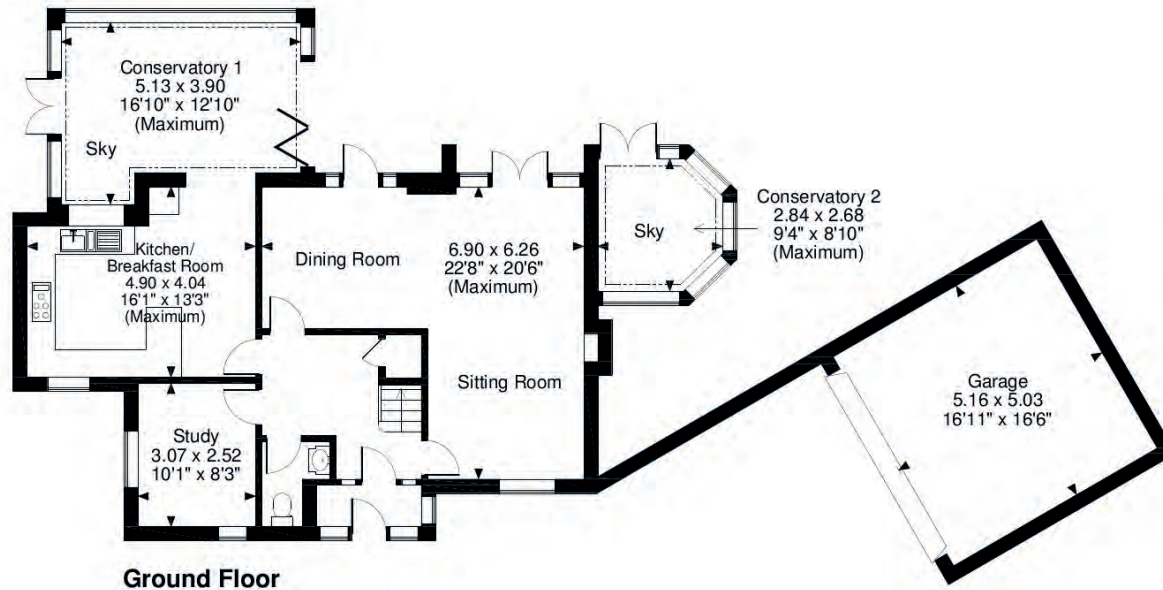
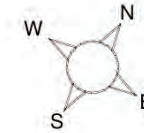
For more information visit www.fineandcountry.com

OPENING HOURS

Monday to Friday	9.00 am - 8.30 pm
Saturday	9.00 am - 5.30 pm
Sunday	9.00 am - 5.30 pm



Smalley Drive, Oakwood, Derby
Approximate Gross Internal Area
Main House = 1717 Sq Ft/159 Sq M
Garage = 279 Sq Ft/26 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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EPC Rating: D





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Greg has over 11 years' international experience working within the real estate industry. During this time he has worked on high end luxury waterfront and golf course developments, private equity real estate and large iconic residential and commercial master developments.

With a passion for luxury property, Greg relocated back to the UK to apply his knowledge, experience and passion for the industry as a Partner Agent for Fine & Country Derbyshire.

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“Excellent, professional and attentive service throughout our house sale. Their expert advice and spectacular marketing helped us achieve the price we were looking for, where another agent had failed. I would highly recommend Greg and Jessica”.



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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