



Woodland Close  
Smalley, Derbyshire DE7 6NU

**£285,000 Freehold**

A MODERN THREE BEDROOM DETACHED  
FAMILY HOUSE.





We are pleased to offer for sale this surprisingly spacious modern three bedroom detached family house.

Built in 2020, this property is situated in this popular and now established residential development known as "Smalley Manor" which is on the borders of Smalley, Heanor Gate and close to the nearby market town of Heanor.

This energy efficient home offers features including a generous open plan family dining kitchen, great for busy households and for entertaining, and there is a good size living room. Features include a cloaks/WC and the principal bedroom has a four piece en-suite with bath and shower, there are three well proportioned bedrooms and a family bathroom.

A driveway provides off-street parking for up to three vehicles and leads to a semi detached brick built garage. There are enclosed rear gardens with patio and lawn.

This is a great location for families as highly regarded schools for all ages are within easy reach including \*Heanor Gate Academy which is within walking distance. For those who like the outdoors, countryside is on the doorstep including Shipley Country Park, the town of Heanor is only a short drive away where there is a variety of shops and facilities, and it also benefits from a Government levelling up fund. For those looking to commute further afield, there are good road networks linking Nottingham and Derby, and there is a train station in nearby Langley Mill.

Only upon viewing this property can the size of the accommodation be fully appreciated.





### ENTRANCE HALL

Double glazed window and front entrance door, radiator, stairs to the first floor.

### CLOAK/WC

Two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

### FAMILY DINING KITCHEN

18'11" x 10'2" (5.79 x 3.10)

A great place for socialising and entertaining, the kitchen comprises a comprehensive range of fitted wall, base and drawer units with work surfacing and matching breakfast bar. Integrated appliances include an electric oven, gas hob with extractor hood over, fridge/freezer, dishwasher. Space and plumbing for washing machine. Table and chair space, double glazed windows to the side and front elevations.

### LIVING ROOM

18'0" x 10'11" (5.49 x 3.35)

Understairs store cupboard, two radiators, double glazed windows, double glazed French doors opening to the rear garden.

### FIRST FLOOR LANDING

Useful linen cupboard, loft hatch. Doors to bedrooms and bathroom.

### BEDROOM ONE

13'6" x 10'0" (4.14 x 3.05)

Fitted wardrobe, radiator, double glazed window to the rear. Door to en-suite.

### EN-SUITE

Incorporating a four piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled mixer taps with shower attachment, walk-in shower cubicle with thermostatically controlled shower. Partially tiled walls, heated towel rail, double glazed window.

### BEDROOM TWO

10'4" x 10'2" (3.17 x 3.12)

Radiator, double glazed window to the front.

### BEDROOM THREE

11'8" x 7'10" (3.58 x 2.39)

Radiator, double glazed window to the rear.

### FAMILY BATHROOM

Three piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

### OUTSIDE

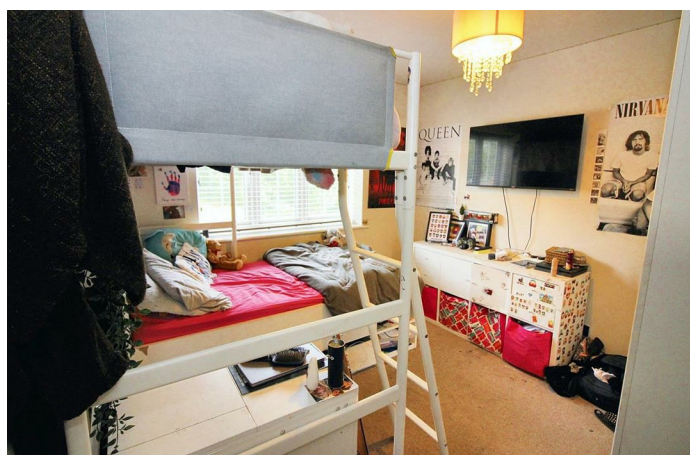
The property is set back from the road with an attractive frontage finished with garden wall with metal railings. The front garden has a small section laid to lawn with some shrubs. At the side of the house there is a driveway providing off-street parking for two to three vehicles which leads to a semi detached brick built garage with up and over door, light and power. There is a gated pedestrian access at the side of the house leading to the rear garden. The rear garden is fenced, walled and enclosed with patio and lawn.

### AGENT'S NOTE

We recommend any intending purchaser make enquiries as to the current admission policies for local schools.

### SERVICE CHARGE

The property is freehold and is subject to a service charge as a contribution towards the upkeep of the estate, known as "open space management". The current charge for the period 1/2/24 - 31/7/24 amounts to £104.96





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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