



The Grange
Smalley, Derbyshire DE7 6JZ

A PRESTIGIOUS FOUR BEDROOM
DETACHED BUNGALOW.

Offers Over £650,000 Freehold



Situated at the head of The Grange, a prestigious residential cul de sac, is this substantial four bedroom detached bungalow positioned on a beautiful garden plot approaching one third of an acre.

Originally built in 1990, the owner is the custodian since new and has very recently re-modelled and refurbished this property into a stylish and spacious residence. An example of this is the impressive living/dining/kitchen which has a range of high quality contemporary Shaker-style units, granite worktops, central island unit and an arrange of built-in appliances. This opens through to a sitting/dining area with vaulted ceiling and bi-fold doors opening to the rear garden.

A welcoming loggia to the front leads you into a large entrance hall of approximately 30ft in length, which gives access to the living space. The principal bedroom has a recently replaced en-suite shower room and the generous family bathroom has also been replaced with high quality fittings, including a twin basin vanity unit. All three of the guest bedrooms are double and could also be used as additional sitting rooms, snug, study, etc.

The bungalow is situated on a substantial garden plot of just under a third of an acre, with a wide frontage of approximately 30m (121ft), giving great kerb-side appeal, and deep-set lawns to the front, which wraparound the side and rear gardens, which enjoy a number of courtyard patio/seating areas, and colourful bedding all year round. The driveway leads to a forecourt providing ample off-street parking and there is an integral double garage with up and over door.

The Grange is an exclusive residential cul de sac with individually designed and built properties, located within the popular Derbyshire village of Smalley in Amber Valley. Close to open countryside, yet far from being isolated, Smalley is close to the larger towns of Heanor, Ilkeston and the city of Derby. The property is within walking distance of a highly regarded school, Heanor Gate, and for those who enjoy the outdoors, Shipley Country Park is within easy reach and a number of golf courses, including Morley Hayes and Horsley Lodge.

This truly family sized property is ideal for those looking for single storey living without compromise and we strongly recommend an internal viewing to fully appreciate the accommodation on offer.



RECEPTION HALLWAY

34'5" x 4'6" (10.5 x 1.38)

A large and welcoming space which gives access to all the ground floor rooms, accessed from a central double glazed front entrance door with side windows, two radiators, two further windows to the front elevation.

CLOAKROOM

3'4" x 6'7" (1.03 x 2.01)

Pedestal wash hand basin. There is plumbing for a WC. Radiator, double glazed window.

LIVING ROOM

20'7" x 11'10" (6.28 x 3.63)

Adam-style fire surround, radiator, double glazed window to the rear.

OPEN PLAN LIVING/DINING/KITCHEN

KITCHEN AREA

19'9" reducing to 9'8" x 21'2" reducing to 11'11" (6.03 reducing to 2.97 x 6.46 reducing to 3.65)

Equipped with a high quality Shaker-style range of wall, base and drawer units, with bespoke granite worktops and inset ceramic one and a half bowl sink unit. Matching central island unit and breakfast bar with base cupboards, drawers and granite worktops, with seating for four and feature lighting over. Integrated appliances including a Bosch double oven and microwave, Bosch five ring induction hob with extractor hood over. Integrated fridge, freezer, dishwasher and washing machine. Radiator, double glazed window to the front, double glazed window and door to the side, double glazed window to the rear, open to sitting room.

SITTING ROOM

12'1" x 9'6" (3.7 x 2.9)

A vaulted ceiling, radiator, double glazed windows, double glazed bi-fold doors opening to the courtyard patio area.

BEDROOM WING

Built-in airing cupboard housing hot water system.

BEDROOM ONE

10'9" x 14'4" (3.3 x 4.38)

A range of fitted bedroom furniture, including wardrobes, bedside cabinet, dressing table and drawers. Radiator, double glazed window to the rear garden. Door to en-suite.

EN-SUITE

6'0" x 5'6" (1.84 x 1.68)

Incorporating a contemporary three piece suite comprising floating wash hand basin with vanity unit, push flush WC, corner shower cubicle with twin rose thermostatically controlled shower system. Tiling to walls, heated towel rail, extractor, double glazed window.

BEDROOM TWO

10'4" x 10'4" (3.15 x 3.16)

Radiator, double glazed window to the front.

BEDROOM THREE

11'2" reducing to 7'0" x 6'5" increasing to 10'3" (3.42 reducing to 2.14 x 1.96 increasing to 3.13)

Radiator, double glazed window to the front.

BEDROOM FOUR

10'4" x 9'1" (3.17 x 2.78)

Fitted bedroom furniture comprising wardrobes with eye-level units over king size bed space, dressing table and drawers. Radiator, double glazed window with aspect over the garden to the side.

FAMILY BATHROOM

8'5" x 6'10" (2.58 x 2.10)

Contemporary and modern three piece suite comprising twin wash hand basin vanity unit with feature waterfall mixer taps, low flush WC, "L" shaped shower bath with shower screen and twin rose thermostatically controlled shower system over. High quality composite splashbacks, feature bathroom mirror with light, heated mirror and blue tooth speaker, shaver point, heated towel rail, double glazed window.

OUTSIDE

The property is situated on a garden plot of approximately one third of an acre and set back from the road with a substantial attractive frontage where there are lawns with inset ornamental evergreen shrubs and bedding. A pathway leads to the front of the house where there is a large loggia/porch with outside power points and lights. The pathway continues to the far side of the property, where a lawn runs through to the rear. The driveway opens into a forecourt providing parking for several vehicles and leads to the integral double garage. A pathway from the driveway leads to the kitchen door, as well as courtesy doors to the garage and leads around the garden where there is a courtyard-style patio area with retaining wall with inset bedding. The pathway continues to the main gardens at the rear, where there is a further courtyard-style patio area beyond the bi-fold doors. The pathway continues to the far side of the property. Central steps with retaining wall lead you to the main rear gardens which have an expansive shaped lawn, flanked with deep evergreen shrub borders. To one corner, is a seating area which catches the late evening sun. There is a variety of outside garden lighting and outside power and tap.

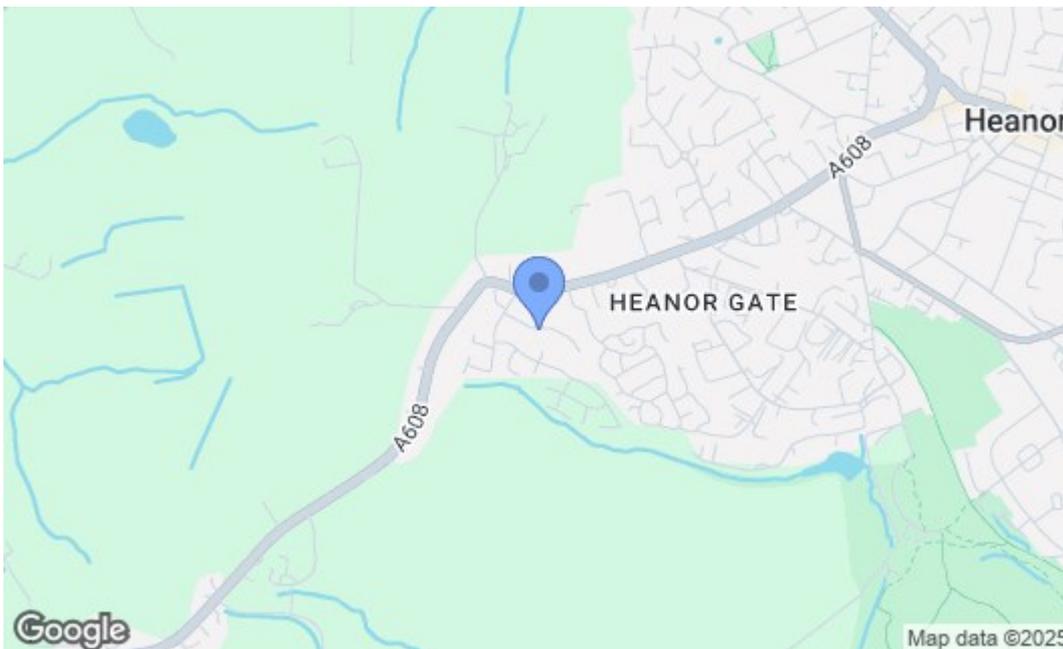
GARAGE

17'2" x 18'0" (5.24 x 5.5)

Up and over door, light and power, wall mounted Baxi gas boiler (for central heating and to serve the pressurized hot water system). Loft hatch. Double glazed windows and double glazed personal door.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(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 (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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.