whitegates









Fletcher Close, Smalley, DE7

4 3 1 EPC TBC

Asking Price: £399,000

Freehold



Fletcher Close, Smalley, DE7 6QJ

4 bedrooms
3 bathrooms
1 reception rooms

Asking Price: £399,000

- NEW DEVELOPMENT
- FOUR BEDROOM DETACHED PROPERTY
- CUL-DE-SAC LOCATION
- DESIRABLE SMALLEY VILLAGE LOCATION
- EXECUTIVE FIXTURE AND FITTINGS THROUGHOUT
- GENEROUS DRIVEWAY

Council Tax Band: TBA

FOUR-BEDROOM DETACHED NEW BUILD HOME

Whitegates are delighted to present this stunning four-bedroom detached new-build home, set within an exclusive cul-de-sac of just eight properties in the sought-after village of Smalley, close to local schools, shops, amenities and excellent transport links.

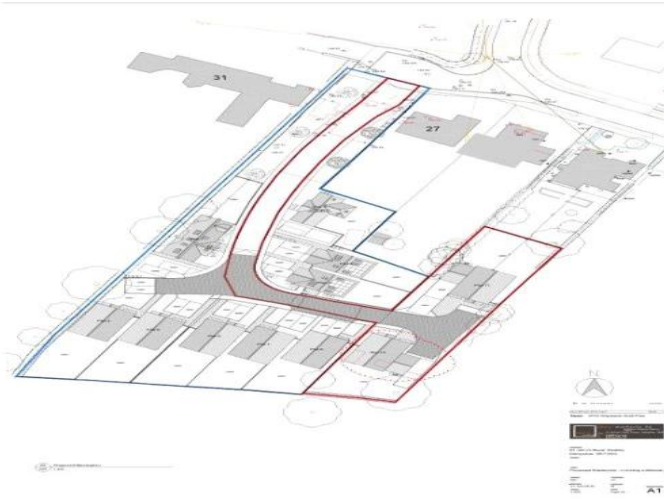
Finished to a high specification throughout, including stylish Villeroy & Boch bathrooms, the accommodation comprises a welcoming entrance hall, guest WC, spacious living room, and an impressive open-plan living kitchen/diner. Upstairs offers four well-proportioned bedrooms, including a principal bedroom with en-suite, and a contemporary family bathroom.

Outside, the property benefits from a driveway, a fully enclosed rear garden with countryside views, and is ready for immediate occupation, with buyers able to choose their preferred flooring throughout.

The Details

This attractive home forms part of an exclusive development by the well-respected local builder, Michael Goodall Homes. Finished to a high standard

throughout, the property boasts quality fixtures and fittings, including Villeroy & Boch bathroom suites, a contemporary kitchen with integrated Neff appliances, and stylish, modern interiors. The development consists of just eleven homes, tucked away at the end of St John's Road, with five properties enjoying particularly attractive rear views across open countryside and woodland.



The Property

he property benefits from double glazing and gas central heating throughout. The ground floor comprises a welcoming entrance hall, a guest cloakroom/WC, a spacious front-facing lounge, and a bright open-plan living kitchen to the rear. This impressive space includes a lounge and dining area, a fitted kitchen with integrated Neff appliances, and bi-fold doors opening onto the rear garden.

Upstairs, the first floor offers a landing with a useful storage cupboard, a generous principal bedroom with an en-suite shower room, three additional bedrooms, and a modern family bathroom featuring Villeroy & Boch sanitary ware.

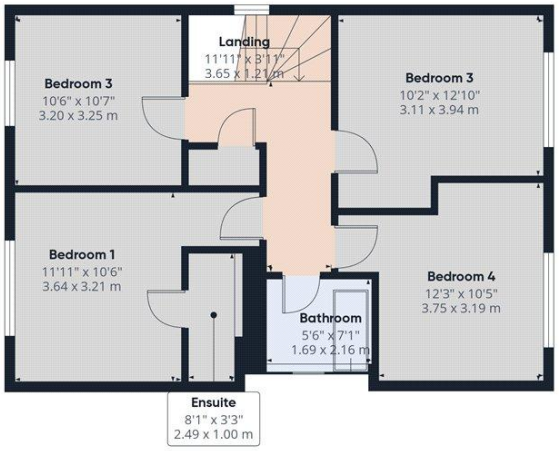
Outside, the front of the property provides a block-paved driveway with off-road parking for two vehicles. To the rear is a generous enclosed garden with a patio seating area, lawn, and wonderful views across neighbouring fields and woodland, creating an attractive outdoor setting.

Location

Smalley is a popular and highly sought-after village offering an excellent range of local amenities. These include a well-regarded primary school, a welcoming village pub, a historic church, cricket club, tennis courts, recreation ground, post office, and easy access to scenic walking routes. Nearby Shipley Country Park can be reached on foot via Bell Lane and offers beautiful walking and cycling trails, as well as a visitor centre with a café. The village also benefits from convenient transport links to Derby city centre and the nearby town of Heanor, with regular bus services available. Golf enthusiasts will appreciate the close proximity of Morley Hayes, Breadsall Priory, and Horsley Lodge golf courses.



Ground Floor





Floor 1

Approximate total area(1)

1437 ft²

133.5 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman