



£389,950

Low Avenue , Smalley DE7 6LZ

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Beautiful Detached Family Home
- 4 Bedroom, 2 Reception Rooms
- Remodelled Kitchen & Converted Garage
- Superbly Presented Throughout
- Larger Than Average Landscaped Garden
- Popular Residential Location
- Ideal Family Home
- Well Appointed Modern Bathrooms
- View Essential
- COUNCIL TAX BAND D

## Property Description

An opportunity to acquire this superbly presented and recently refurbished, modern four bedroom detached family home, located on a sought after residential housing development.

## Main Particulars

Derbyshire Properties are delighted to present this beautifully presented and recently refurbished/re-modelled four bedroom detached property located in a quiet residential location. The property benefits from a recent modernisation project throughout and offers a converted garage into a an additional reception room and a stunning open plan living/kitchen. We recommend the property would ideally suit families and an early internal inspection should be undertaken to avoid disappointment.

### Entrance Hall

With 'composite' door leading from the front elevation, 'Camero' LTV floor covering, carpeted staircase to 1st floor landing, wall mounted radiator and internal 'oak' doors given access to the lounge, sitting room (converted garage) add open plan living kitchen.

### Lounge

4.82m x 3.14m (15' 10" x 10' 4") With double glazed window to the front elevation, wall mounted radiator, TV point and wood floor covering.

### Sitting Room(Converted Garage)

3.75m x 2.32m (12' 4" x 7' 7") Double glazed window to the front elevation, TV and telephone points, spotlighting to ceiling, wall mounted radiator and the continuation of the LTV floor covering from the entrance hallway.

### Open Plan Living/Kitchen

This stunning living/kitchen has been completely remodelled creating a light and bright entertaining area with fully fitted beautiful kitchen and sizable dining space.

### Kitchen Area

3.46m x 3.11m (11' 4" x 10' 2") Mainly comprising of a range of matching wall and base mounted units with 'Quartz' worksurfaces incorporating a sunken 1 1/2 bowl sink with mixer taps and feature hot water tap. Incorporated appliances include dishwasher, induction hob with modern extractor canopy over and splashback area, double in-built electric oven. There is also space for an American style fridge freezer with plumbing, spotlights to ceiling, LTV floor covering a double glazed window to the rear elevation.

### Dining Area

2.80m x 4.69m (9' 2" x 15' 5") With the continuation of the LTV floor covering from the kitchen and hallway, wall mounted vertical radiator, spotlights to ceiling, a range of in-built kitchen units with plumbing and bi-fold doors leading out onto the garden terrace . Internal door leads to a downstairs WC.

### Cloakroom/WC

1.40m x 2.26m (4' 7" x 7' 5") This beautifully appointed WC comprises of a modern floating WC with wall mounted embedded flush, vanity unit, wall mounted modern

heated towel rail, LTV floor covering, 'marble' tiling, spotlighting, wall mounted extractor fan and obscured window to the side elevation.

## First Floor

### Landing

1.76m x 3.28m (5' 9" x 10' 9") access from the main entrance hallway with wall mounted radiator, ceiling mounted, loft, access point, linen storage cupboard and internal oak doors, accessing all bedrooms and bathroom.

### Master Bedroom

4.80m x 3.17m (15' 9" x 10' 5") Accessed via a inner hallway and feature archway leads to this large master bedroom suite with double glazed window to the front elevation, wall mounted radiator and TV point.

### En-Suite

1.65m x 2.21m (5' 5" x 7' 3") This three-piece white suite contains WC, pedestal wash hand basin and shower enclosure with mains fed shower and attachment over. Part tiling to walls, vinyl floor covering, double glazed obscured window, wall mounted chrome heated towel rail and wall mounted electrical shaver point and light

### Bedroom 2

3.50m x 3.16m (11' 6" x 10' 4") Double glazed window to the rear elevation, wall mounted radiator and a range of fitted wardrobes, chest of drawers and attractive down lighting.

### Bedroom 3

3.30m x 2.66m (10' 10" x 8' 9") Double glazed window to the front elevation, wall mounted radiator and TV aerial point.

### Bedroom 4

3.52m x 2.60m (11' 7" x 8' 6") (currently used as a study) with double glazed window, wall mounted radiator and in-built wardrobes providing useful storage and hanging space.

### Family Bathroom

1.65m x 2.29m (5' 5" x 7' 6") Comprising of a three-piece white suite to contain WC, pedestal wash hand basin and panelled bath with mains fed shower and attachment over with complimentary glass shower screen. Attractive tiling to walls, vinyl floor covering, wall mounted 'chrome' heated towel rail, ceiling mounted extractor fan, wall mounted light/shaver point and double glazed obscured window.

### Outside

The frontage to the property provide parking for approximately three vehicles and is low maintenance with timber garden gate to the side elevation allowing for direct access to the rear garden.

The rear garden has been designed for low maintenance and entertaining in mind with a large decking terrace, low maintenance 'Astroturf' garden and timber fenced boundaries. A central staircase gives access to a further entertaining terrace which has been paved and offers higher levels of privacy.

The outside space also offers external lighting and power supply.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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