

**SMALLEY VICARAGE
80 MAIN ROAD
SMALLEY
DERBYSHIRE DE7 6EF**



O A £420,000

A generously proportioned detached house within a large garden plot and enjoying a central village location.

Standing on an extensive garden plot and set well back from the main village thoroughfare, this spacious detached house presents an excellent opportunity for those seeking an individual family home. The house was built circa 1970 of traditional brick and tile construction and has the benefit of UPVC double glazing and gas fired central heating. The accommodation includes three reception rooms, four bedrooms and two bathrooms and overall useful ancillary space. Sizeable gardens and a principally level plot enjoys a good degree of privacy being set well back from the roadside and offering ample opportunity for extension, subject to any necessary planning consents.

- 4 bed detached house
- 3 reception rooms
- 2 bathrooms
- Extensive garden plot
- Central village location
- Gas central heating
- UPVC double glazing
- Viewing recommended

Smalley is a well respected village, well placed for access to the neighbouring townships of Belper, Ripley and Ilkeston and the larger employment centres of Derby and Nottingham. Good road commuter links are also provided through the A38 and M1 corridor.



RICS

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ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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ACCOMMODATION

A UPVC double glazed door opens to an **entrance porch** from where a glazed door, in turn, opens to a **reception hall**, off which there is access to the attached **garage**, built in storage and **cloak room** with WC.

Study – 3.79 x 3.65m (12' 4" x 11' 10") with windows to two elevations and a wall mounted gas fire.

From the reception hall, a door leads to an **inner hallway** where stairs lead off to the **first floor** and doors open to the remaining ground floor accommodation.

Sitting Room – 5.15m x 3.78m (16' 9" x 12' 4") a well proportioned room with an open aspect to the adjacent **dining room**. A broad double glazed window looks across the gardens and, to one wall, a gas fire.

Dining Room – 3.2m x 3.78m (10' 5" x 12' 4") with front aspect window and serving hatch from the kitchen.

Fitted Kitchen – 2.88m x 3.77m (9' 4" x 12' 4") extending to 4.82m (15' 8"). There are windows to the side and front and open doorway to the:

Utility Room – 2.3m x 1.78m (7' 5" x 5' 8") having plumbing for an automatic washing machine and a wall mounted gas fired boiler which serves the central heating and hot water system.

From the inner hall, stairs rise to the first floor **landing** which includes the built in **airing cupboard store** housing the lagged hot water cylinder. From the head of the stairs, we approach the bedrooms in a clockwise manner.

Bedroom 1 – 3.04m x 2.87m (9' 10" x 9' 4") with side facing window and built in wardrobes.

Bedroom 2 – 3.65m x 3.75m (11' 10" x 12' 3") with window looking across the large gardens and with the benefit of a built in wardrobe and access to the roof void.

Bedroom 3 – 4.54m x 3.77m (14' 9" x 12' 4") a large double bedroom with broad front facing window and built in wardrobe.

Bedroom 4 – 3.97m x 3.19m (13' x 10' 5") measured overall. A front facing room to include a built in wardrobe and a recessed wardrobe and wash hand basin.

Bathroom fitted with a white panelled bath and wash hand basin. Window to the side.

Separate WC

Shower Room with walk-in shower cubicle and wash hand basin.

OUTSIDE

The property is accessed via a long tarmac drive which leads from the roadside past one neighbouring house, the drive being gated closer to the house. A broad area of hardstanding provides car parking for several vehicles and access to the attached:

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Single Garage with up-and-over door, electric power, light and personnel door leading directly to the house.

The property stands within a large garden plot, principally level and laid to grass with mature perimeter shrub and tree planting to add colour, interest and privacy. The plot offers ample room for further extension and an excellent environment for family recreation and the keen gardener alike. The rear garden, off the kitchen, includes a number of fruit trees.

NOTE – The property will, for a period of 25 years from legal completion of the sale, be subject to an overage (clawback) of 30% of any uplift in value as a result of the granting of detailed planning consent for any development of all or part of the site, excluding a consent which relates to the continued use of the property as a single dwelling house.

The sale is also subject to restrictive covenants applicable on the sale of a former parsonage (copy of standard church restrictions available from the selling agents).

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band G.

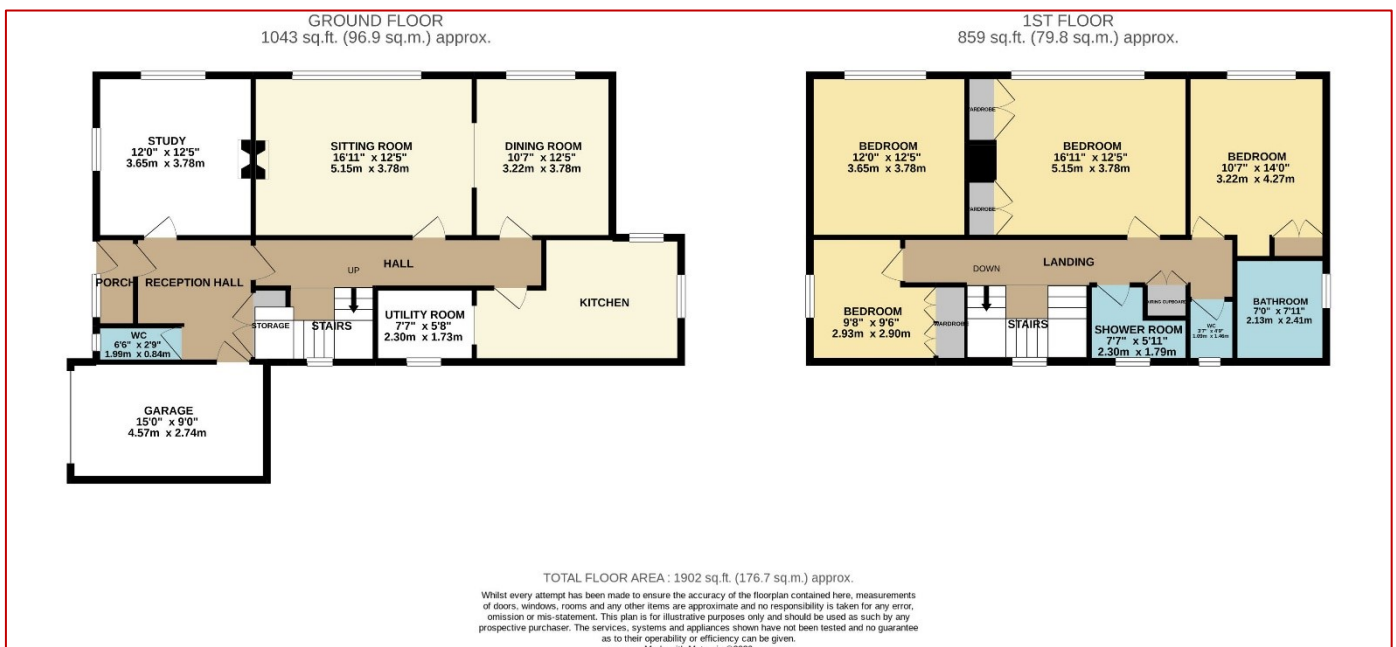
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – Approaching Smalley from the direction of Heanor along the A608, proceed through the village and after passing The Baptist Church on the right, locate the drive after around 50 metres which leads to No 80a and behind it to No 80. From Derby heading north, turn off the A61 on to the A608 in the direction of Breadsall, Oakwood and Morley. Continue through Morley and on into Smalley. The property can then be found set back on the left hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9850

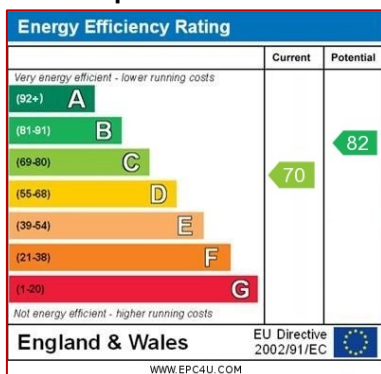
Floor Plan



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EPC Graph



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