

Home 2 Sell

Quality Service For Less



## 16 Vicarage Close

Smalley, Ilkeston, DE7 6EW

£275,000



**\*\* NO CHAIN\*\*** Located in the popular and highly sought after village of Smalley is this two/three bedroom detached bungalow with a conservatory, parking and a garage. An internal inspection will reveal an entrance hall, a good size living and dining room, a well proportioned conservatory, kitchen, dining area/third bedroom, two double bedrooms, shower room and a WC. Outside there is a front garden (which could be altered to provide additional parking space) driveway, garage and a south facing private rear garden. The property also benefits from UPVC double glazing and gas central heating. NOTE: There are regular local bus services to Belper, Derby and Ilkeston from the village. The area has a good sense of community having numerous local social clubs and groups located within the village.



### Entrance Hall

Having an opaque UPVC double glazed entrance door with matching side window. Carpet, ceiling light and a radiator. The hall has a fitted storage cupboard with hanger rail and shelving and a separate airing cupboard with shelving and a radiator fitted inside.

### WC

Appointed with a low flushing WC and a corner wash hand basin with pillar taps. Tiled walls, an opaque UPVC double glazed window to the side elevation, ceiling light and a radiator.

### Living Room

19'1" x 11'3" max (5.83m x 3.43m max)

A generous size living and dining room having a UPVC double glazed window, carpet, two ceiling lights and two radiators. The focal point being the stone fire place surround with hearth and mantle piece.

### Kitchen

8'7" x 8'0" (2.63m x 2.44m)

Fitted kitchen appointed with wall and base units having roll edge work tops. Inset single bowl sink and drainer with mixer tap having tiling to the splash back and work areas. Spaces for an electric oven and a washing machine. Separate fitted storage cupboard with shelving. UPVC double glazed window to the rear elevation and an opaque UPVC double glazed side entrance door. Ceiling Light.

### Dining Area

2.65m x 2.06m

Originally the third bedroom being open from the kitchen having, carpet, coving, ceiling light and a radiator. UPVC double glazed window and door opening in to the conservatory.

### Conservatory

8'4" 17'5" (2.56m 5.32m)

A generous size addition to the accommodation being brick based with UPVC double glazed upper windows and double doors opening to the rear garden. Power points and a ceiling light.

### Bedroom One

13'0" x 10'2" (3.97m x 3.12m)

UPVC double glazed window to the front elevation, carpet, ceiling light and a radiator.

### Bedroom Two

9'11" x 10'11" (3.03m x 3.35m)

The second double bedroom has fitted wardrobes with storage cupboards and a vanity area to one wall. UPVC double glazed window to the front elevation, carpet, ceiling light and a radiator.

### Shower Room

Appointed with a double shower, having a Triton T80xr electric shower fitted inside. Tiling to the splash back areas and walls. Pedestal wash hand basin with pillar taps. Electric shaver socket, ceiling light and an opaque UPVC double glazed window to the side elevation.

### Outside

Driveway in front of the garage, path across the front of the bungalow and a front garden which could be altered to provide additional parking space. A pathway between the house and the garage leads to the hall door and a gate beyond gives access to the rear garden. The south facing well established, private rear garden has a paved seating area, graveled and stepping stone pathways with planted borders.

### Garage

16'9" x 8'5" (5.11m x 2.59m)

Having an up and over front door, side window and a single person rear door, power and light.



Road Map



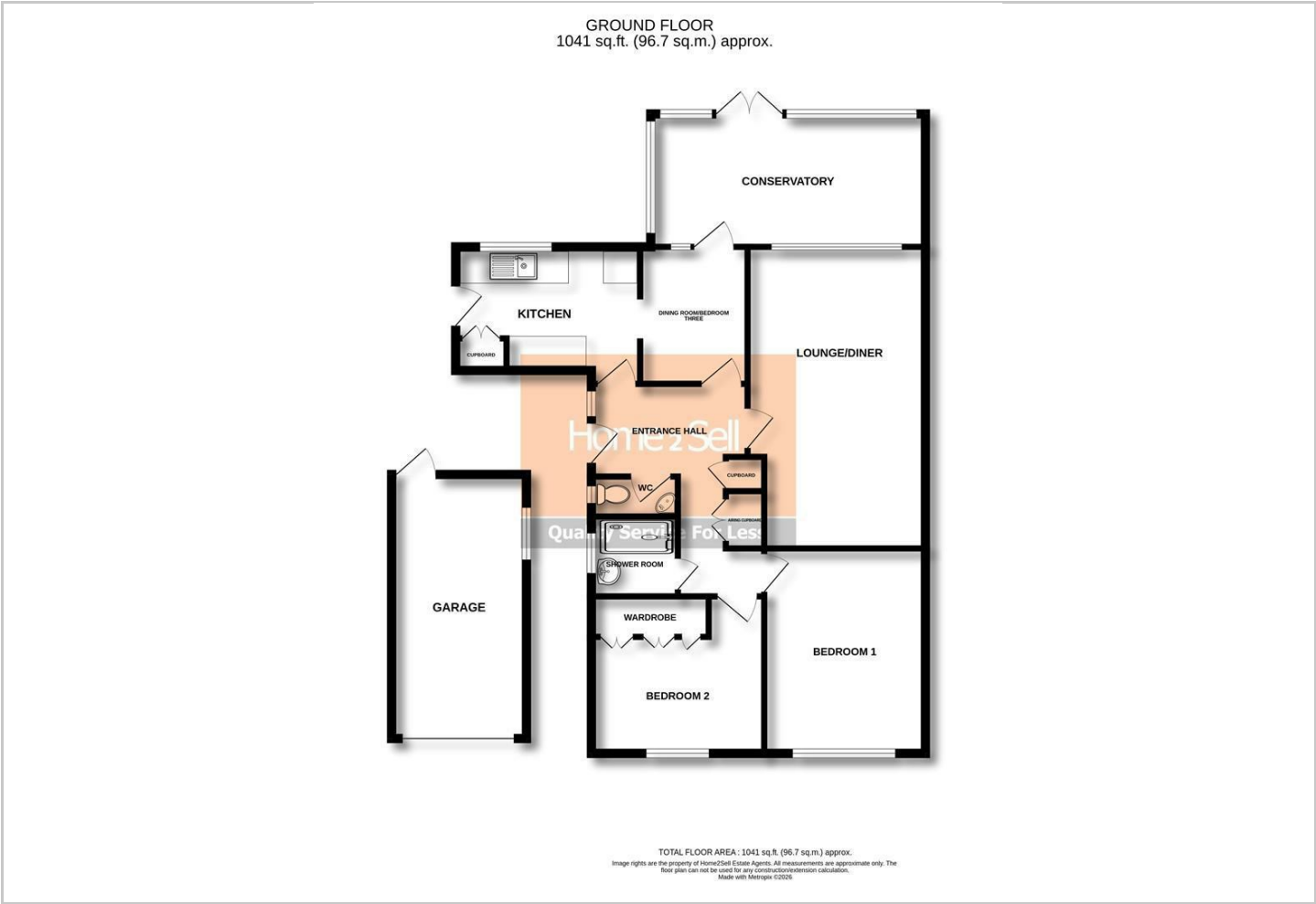
Hybrid Map



Terrain Map



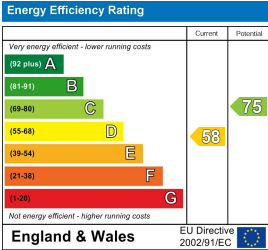
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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