



Meadow Drive  
Smalley Chase, Derbyshire DE7 6PH

**£450,000 Freehold**

A STUNNING DOUBLE FRONTED FOUR  
BEDROOM THREE BATHROOM FOUR  
TOILET DETACHED FAMILY HOUSE.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET "THE CEDARWOOD", THIS IMPRESSIVE DOUBLE FRONTED, FOUR BEDROOM, THREE BATHROOM, FOUR TOILET DETACHED NEW BUILD, CONSTRUCTED BY MILLER HOMES WITHIN THIS POPULAR DEVELOPMENT KNOWN AS "SMALLEY CHASE".

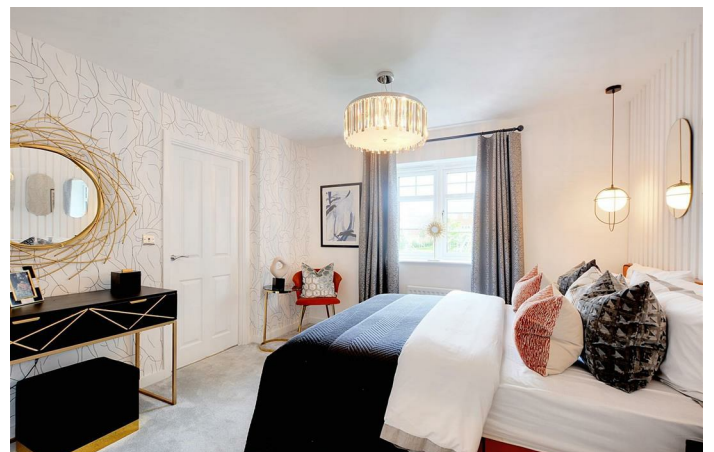
With accommodation over two floors which comprises an entrance hall with useful cloaks and understairs storage cupboard, ground floor WC, study/play room, separate living room, open plan full width dining kitchen and utility room to the ground floor. The first floor landing then provides access to four bedrooms, principal bedroom with en-suite and dressing, the guest bedroom with en-suite and additional family bathroom suite.

Other benefits to the property include a tarmac driveway, single pitched roof garage and enclosed garden space to the rear. The property sits adjacent to a children's play area.

The property is situated within easy access of the amenities situated close by in Heanor. There is also easy access to good schooling, transport links and open countryside.

The property comes with the usual benefits of a new build such as the home buyers warranty, impressive integrated appliances and is, of course, offered to the market with the benefit of NO UPWARD CHAIN and the potential of a quick completion date.

We would highly recommend an internal viewing of this impressive and spacious detached new build house.



## ENTRANCE HALL

18'0" x 4'5" (5.50 x 1.36)

Panel and double glazed main central entrance door, turning staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, additional cloaks cupboard with alarm control panel, radiator, internal doors to WC, study, living room and kitchen. LED spotlights, tiled flooring.

## GROUND FLOOR WC

6'5" x 2'11" (1.97 x 0.91)

Modern white two piece suite comprising push flush WC, wash hand basin with central mixer tap and tiled splashbacks. Chrome ladder towel radiator, matching to the hallway tiled flooring. LED spotlights, double glazed window to the front (with fitted blinds).

## STUDY/PLAYROOM

11'6" x 7'3" (3.51 x 2.22)

Double glazed window to the front (with fitted Roman blind), radiator, media points, matching to the hallway tiled flooring.

## LIVING ROOM

14'2" x 11'1" (4.34 x 3.38)

A double glazed window to the front (with fitted Roman blinds), radiator, LED spotlights, media points.

## OPEN PLAN FULL WIDTH SITTING DINING KITCHEN

28'1" x 11'3" (8.56 x 3.44)

The kitchen area is equipped with a matching range of handleless soft-closing fitted base and wall storage cupboards and drawers with square edge breakfast bar and countertop with inset one and a half bowl sink unit with draining board and mixer tap. Fitted five ring gas hob with AEG extractor fan over, in-built eye level oven and combination grille, integrated fridge/freezer, dishwasher. Radiator, matching to the hallway tiled flooring, double glazed window to the rear (with fitted blinds), LED spotlights, door to utility room and opening through to dining area where there is ample space for dining table and chairs, double glazed French doors opening out to the rear garden patio and further opening through to the sitting area where there are two additional radiators, continuation of the LED spotlights, double glazed window to the rear (with fitted Roman blind).

## UTILITY ROOM

8'3" x 5'7" (2.53 x 1.71)

Matching to the kitchen range of fitted handleless base and wall storage cupboards with matching square edge work surfacing with inset single sink draining board and mixer tap and upstands. Space for under-counter appliance, built-in dishwasher, boiler cupboard housing the 'Baxi' gas fired central heating boiler, matching to the kitchen tiled flooring, LED spotlights, extractor fan, radiator, composite and double glazed side exit door to the tarmac driveway.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, radiator, loft access point, doors to all bedrooms and bathroom. Airing cupboard housing the hot water cylinder.

## BEDROOM ONE

11'6" x 11'5" (3.53 x 3.48)

Double glazed window to the front overlooking the play area, radiator. Drop down bedside lighting and part wall paneling. Door to dressing room.

## DRESSING ROOM

6'6" x 6'1" (2.00 x 1.86)

Double glazed window to the front (with fitted Roman blind) over looking the play area, radiator, LED spotlights, full width fitted mirror fronted sliding door wardrobe with shelving and hanging space. Door to en-suite.

## EN-SUITE

7'8" x 5'3" (2.35 x 1.62)

Modern three piece suite comprising tiled and enclosed shower cubicle with dual attachment mains ran shower, glass screen and sliding doors, wash hand basin with mixer tap, matching tiled splashbacks, push flush WC. Chrome ladder towel radiator, LED spotlights, extractor fan, tiled floor.

## GUEST BEDROOM TWO

14'4" max x 9'4" (4.39 max x 2.85)

Double glazed window to the front overlooking the play area, radiator, fitted double sized sliding door wardrobes with shelving and hanging space.

## EN-SUITE

5'7" x 5'3" (1.72 x 1.61)

Three piece suite comprising tiled and enclosed shower cubicle with dual attachment mains ran shower, glass shower screen and sliding doors, push flush WC, wash hand basin with mixer tap, matching tiled splashbacks. Double glazed window to the side (with fitted blinds), chrome ladder towel radiator, tiled floor, LED spotlights, extractor fan.

## BEDROOM THREE

12'7" x 11'5" (3.85 x 3.48)

Double glazed window to the rear (with fitted Roman blind) overlooking the rear garden, radiator, fitted sliding door full height wardrobe.

## BEDROOM FOUR

9'8" x 9'5" (2.96 x 2.88)

Double glazed window to the rear overlooking the rear garden (with fitted Roman blinds), radiator.

## BATHROOM

9'10" x 6'2" (3.02 x 1.90)

Modern white four piece suite comprising separate tiled and enclosed shower cubicle with dual attachment mains ran shower and foldaway glass shower door, separate panel bathtub with mixer tap and pullout handheld shower attachment, push flush WC, wash hand basin with mixer tap, tiled splashback. Tiling surrounding the bath, matching tiled windowsill, double glazed window to the rear (with fitted blinds), LED spotlights, extractor fan, chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is a side tarmac driveway which provides off-street parking and access to the garage door. There is gated pedestrian access leading into the rear garden, planted front garden and pathway to front entrance door.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line with a shaped garden lawn and chipped bark planted flowerbeds and borders housing a wide variety of specimen bushes, shrubs and plants. Paved patio area, additional circular stone patio to the foot of the plot with covered pagoda, pathway providing access to the garage door and pedestrian gated access back onto the driveway.

## PITCHED ROOF GARAGE

Up and over door to the front, personal access door to the side, power and lighting points.

## AGENT NOTE

We understand that there is an annual service charge of £184.20. We ask that you confirm this information with your solicitor prior to completion.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.