

16 Meadow Drive, Smalley



4 beds 2 baths 1 living

£395,000



## Key Features

- Heating Type: Gas

## Full Description



A superbly presented four bedroom executive detached house situated on a corner plot on the highly desirable Smalley Pastures development in the heart of Smalley village. Ideally located for local schools, shops and transport links the property was built by the multi award winning builder William Davis and offers superb open views to the front and side aspects. Included in the sale are additional items of quality solid oak furniture, white goods and the bespoke windows are furnished with roller blinds and roman blinds. The accommodation comprises entrance hall, cloaks/WC, lounge, fitted dining kitchen and utility room to the ground floor and four good sized bedrooms with en suite shower room to master bedroom and family bathroom to the first floor. Enclosed gardens. An internal viewing is highly recommended

### ENTRANCE HALL

Entered via a double glazed composite entrance door with central heating radiator, stairs to first floor landing, alarm panel, feature light fittings and curtain

### DOWNSTAIRS CLOAKS/WC

Having a low flush Wc and wall mounted wash hand basin, splash back tiling, central heating radiator and extractor fan.

### LOUNGE 6.40m (21' 0") x 3.40m (11' 2")

Having two UPVC double glazed windows to the front and side elevations with leaded glass, two central heating radiators, bespoke blinds and feature light fittings, solid oak coffee table, TV standing unit and drinks table, 2 two seater sofas with cushions.

### FITTED DINING KITCHEN 6.40m (21' 0") x 2.90m (9' 6")

#### Kitchen area

having a range of white gloss front cupboards comprising of base units with cupboards and drawers with wood effect work surfacing over with glass splash backs, range of wall cupboards, inset stainless steel sink and drainer, integrated eye level Zanussi double electric oven, Zanussi surfaces mounted gas hob with stainless steel Zanussi extractor hood over, integrated dishwasher, fridge and freezer, spot lights, UPVC double glazed window to the side elevation with bespoke blinds

vinyl floor

#### Dining area

Having leaded glass UPVC double glazed window with bespoke blind to the front elevation and leaded UPVC double glazed French doors with vertical blind to the rear garden, feature giant sized light bulb fitting, central heating radiator and circular dining table and four chairs.

### UTILITY ROOM 2.60m (8' 6") x 2.00m (6' 7")

Having wood gloss effect cupboards with wood effect work surface over, stainless steel sink and drainer, wall mounted Ideal central heating boiler, Hoover condensing tumble dryer, Hoover Dynamic washing machine,

central heating radiator and UPVC double glazed door to side elevation.

## FIRST FLOOR LANDING

Having access to loft space, feature light fitting, built in storage cupboard and doors to all rooms.

## BEDROOM ONE 3.80m (12' 6") x 3.50m (11' 6")

Having a leaded glass UPVC double glazed window to the front elevation with bespoke blind, , central heating radiator, built in wardrobes, solid oak double bed with matching bedside tables and chest of drawers, feature light fitting and door to;

## EN SUITE SHOWER ROOM

Having a three piece suite comprising of fully tiled shower enclosure with glass folding door and chrome shower fittings, wall mounted wash hand basin and low flush WC, heated towel rail, spot lights, extractor fan, built in storage cupboard housing hot water cylinder and leaded glass UPVC double glazed window to the front elevation.

## BEDROOM TWO 3.90m (12' 10") x 2.90m (9' 6")

Having a leaded glass UPVC double glazed window to the front elevation with bespoke blind, central heating radiator, built in wardrobes, white wooden book shelves, two solid oak bed side tables and feature light fitting.

## BEDROOM THREE 2.90m (9' 6") x 2.40m (7' 10")

Having a leaded glass UPVC double glazed window to the rear elevation with bespoke blind, central heating radiator, solid oak make up table and stool, chest of drawers and feature light fitting.

## BEDROOM FOUR 2.50m (8' 2") x 2.40m (7' 10")

Having a leaded glass UPVC double glazed window to the rside elevation with bespoke blind, central heating radiator, two solid oak storage units and feature light fitting.

## FAMILY BATHROOM

Having a white three piece suite comprising of panelled bath, wall mounted wash hand basin and low flush WC, heated towel rail, part tiled walls, spot lights and UPVC double glazed window to the side elevation with roller blind.

## OUTSIDE

To the front is a driveway leading to a single detached garage with up and over door, power and lighting.

To the front is a block paved walk way offering views over neighbouring fields and countryside.

To the rear is a fully enclosed garden with timber fencing, well maintained lawn and shrub planting. Feature block paved patio area. Side gate

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Property is personal

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

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